

# Inspection Report

## Sample Customer

**Property Address:**

123 Sample St  
Your Town IL



### At Home Inspections, Inc.

**Jeff Lisse**

Inspector License: 450000168 / Entity License: 451000362

**[www.athomeinspect.com](http://www.athomeinspect.com)**

**708-686-6100**

**[jeff@athomeinspect.com](mailto:jeff@athomeinspect.com)**

A handwritten signature in cursive script that reads "Jeff Lisse".

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<b>Date:</b> 5/14/2019	<b>Time:</b> 11:00:00 AM	<b>Report ID:</b> 051419JL4
<b>Property:</b> 123 Sample St Your Town IL	<b>Customer:</b> Sample Customer	<b>Real Estate Professional:</b>

This inspection was performed for the customer and is for the **sole use** of the customer, inspector, and inspection company. The comments made in this report are based on the condition of the property **at the time of inspection only**. There is **no warranty** from the inspection company. For a fee, the company may return and review the inspection, or inspect the property again. The customer may contract with another inspection company if desired. Different inspectors may find different issues at the same property. Inspection company is not responsible for any discoveries included or not included, maintenance, or repairs. As this inspection report ages, the condition of this property and its components will change. Maintenance and repairs will be needed for every property over time. It is strongly recommended that **only qualified contractors** be allowed to quote work, perform maintenance on the property, or perform repairs on the property. Please contact us if you have any questions about the property or this report. Thank you for allowing us to perform this inspection for you.

### Common Terms Used In This Report:

- **Appeared serviceable or appears serviceable:** This term indicates that the inspector did not see any issues that would prevent the normal intended function of the system or component. Note, an item marked in this fashion may have issues that were noted elsewhere in the report or issues that were not visible at time of inspection.
- **Not applicable:** This term indicates that the item or system does not apply to the inspected property. For example, if a property does not have a garage the garage door may be marked as not applicable.
- **Not found:** This indicates the inspector did not find the item at time of inspection. If that item was not visible (for example blocked by personal items) at time of inspection it may be marked as not found and was therefore not inspected.
- **Obstructed view or obscured view:** This indicates that the item or system could not be properly inspected. This can happen due to items in the way, utilities being off, or similar obstruction.
- **Maintenance recommended:** This indicates that in the inspector's opinion there was a maintenance item that was overdue, not done properly, or not done at all that may or will have an adverse impact on the inspected property. Note, not all maintenance items will be noted on all inspections. If the home appears to be in poor condition and there are many more important items to report, inspector may at his discretion choose not to report any or all maintenance items.
- **Review by qualified contractor:** This indicates that in the inspector's opinion the repair should be done by a qualified contractor either due to difficulty of the repair, importance of the repair, or for safety reasons. Note, customer is responsible for their own safety and decisions. We highly recommend that you use only qualified contractors for **all** repairs that you are not qualified to do yourself.
- **Repair or replace:** This indicates that for the inspected item or system inspector found issues that will need a repair or replacement in order to function normally, reliably, and safely.
- **Safety issue:** This indicates the issue noted can cause an unsafe condition and create or contribute to negative health conditions. We highly recommend having these issues repaired as soon as possible and that you, your attorney, or your agent contact and inform the current owners or occupants for their safety. Inspectors will not normally inform anyone but the client and their representatives of conditions found at time of inspection. However an inspector may notify other parties of issues for safety reasons.
- **Possible Association Issue:** This indicates that repair of the issue reported may be the responsibility of a building association, cooperative, or similar entity. Your inspector may not report items in common areas and your inspector does not know for sure which items are the responsibility of a unit owner and which are another party's responsibility. We strongly recommend that you check with the building's association (and association documents) to determine who is responsible for what repairs.

**Client Present:**

No

**Contract:**

Signed Before Inspection

**Weather:**

Clear

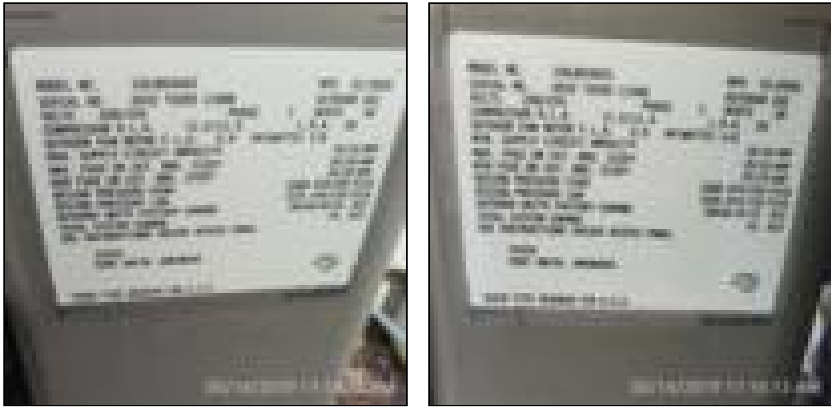
**Temperature:**

Over 60 Degrees Fahrenheit

**1. Utilities**

Only central systems are inspected. Air Conditioning (AC) is not tested in cold weather. Sizing and expected life is not checked for any equipment or for your particular use. Please contact a qualified contractor or the manufacturer if additional information is needed. Recommend heating and cooling equipment be cleaned every year. Recommend asking for maintenance history. Recommend a proper cover on all exterior equipment when not in use for the season. Always get manuals and follow manufacturers recommendations. No capacity analysis is done on any system as part of home inspection. Proper sizing and non-visible wire (for example in conduit) are not inspected. To determine the proper sizing for your household needs check with an electrician. Sizing/capacity information on wires and equipment is not always visible or accessible at time of inspection. This can prevent defects from being detected. Recommend in-use covers for all exterior outlets. Ground rod may not be required, recommend checking with local authority for more information. No underground components are inspected. **Recommend never allowing anyone to smoke near any gas meter, gas line, fuel storage tank, or gas appliance for safety.** Hose bibs cannot always be tested or fully inspected due to weather, items in the way, or being shut off inside the home. Recommend asking current owner where items are located, for example exterior equipment and shutoffs. Recommend asking current owner for all manuals and maintenance history.

There have been reports of people using air conditioning refrigerant to try to get intoxicated. From the article below: "Inhaling Freon produces a high that is similar to what is felt from drinking alcohol, and doing so can freeze the lungs or cause brain damage." <https://www.nydailynews.com/life-style/health/teens-huffing-freon-air-conditioning-units-experts-article-1.1094953> There are locking caps that can prevent this. The following link is an example of one manufacturer of these caps. We do not recommend one brand or product over another: <https://www.rectorseal.com/novent/> Note, these should be installed by a qualified professional, and a key will be needed to remove them when servicing the equipment.



**Styles & Materials**

<p><b>Hose Connections:</b> -Number Found, 2</p>	<p><b>Outlets And Electrical:</b> Location, Back Location, Front</p>	<p><b>Electric Service:</b> -Number Of Meters, 1 -Type, Underground</p>
<p><b>Gas Main/Meter:</b> -Gas Meter Rusty -Number Of Meters, 1</p>	<p><b>Gas Main Shutoff Location:</b> -Location, Outside -Location, Side</p>	<p><b>AC Description:</b> -Refrigerant R-22 -Type, Split System</p>
<p><b>AC Maximum Breaker:</b> Amperage Maximum, 25</p>	<p><b>AC:</b> Manufacturer, Unknown</p>	<p><b>AC Estimated Year Built:</b> 2005</p>
<p><b>AC Estimated Capacity:</b> BTUs 24,000 (Two Ton) Number Of Central Units, 2</p>	<p><b>Other Gas And Plumbing:</b> -Not Inspected, Irrigation Or Sprinkler System</p>	

**Items**

- 1.0 Hose Connections**  
Review by qualified contractor, Repair or replace



1.0 (Picture 1)

**Hose bib was leaking when in use.**

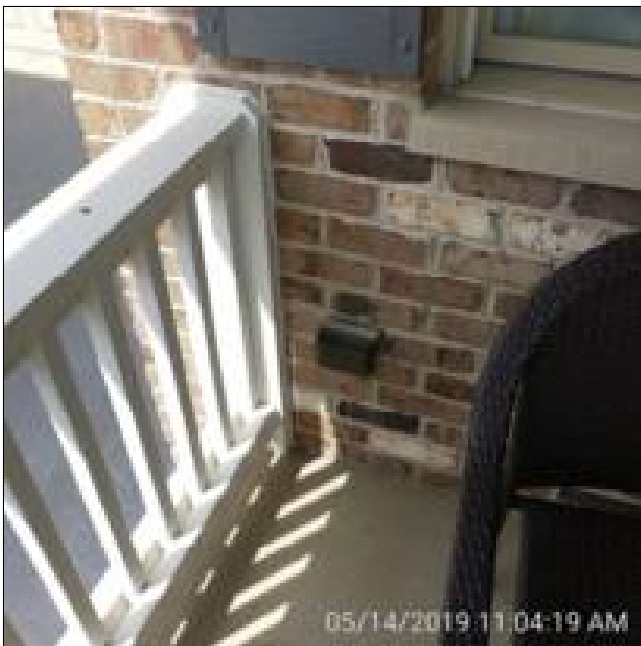
A hose bib is plumbing that allows you to connect a hose. Older hose bibs are not frost free and it is recommended that they be turned off from inside for the winter to prevent frozen pipes and water damage.

Recommend asking current owner about this and qualified plumber to repair or replace to prevent water damage.

This was found at back.

**1.1 Outlets And Electrical**

Obstructed view



1.1 (Picture 1)

**GFCI outlet was not working.**

Recommend asking current owner about this, checking for sensors or switches in unusual (or covered) locations, and qualified electrician to repair or replace as needed for normal function.

This was found at front.

**1.2 Electric Service**

Appeared serviceable



1.2 (Picture 1)

**Ground connections (appeared to be low voltage) were not connected.**

Recommend electrician to evaluate further and repair as needed for safety.

**1.3 Gas Main/Meter**

Maintenance recommended



1.3 (Picture 1)

**The gas meter or pipes were rusted.**

This can over time develop into a leak.

Recommend qualified plumber to replace or paint rusted components.

**1.4 Central Air Conditioning (AC)**

Appeared serviceable

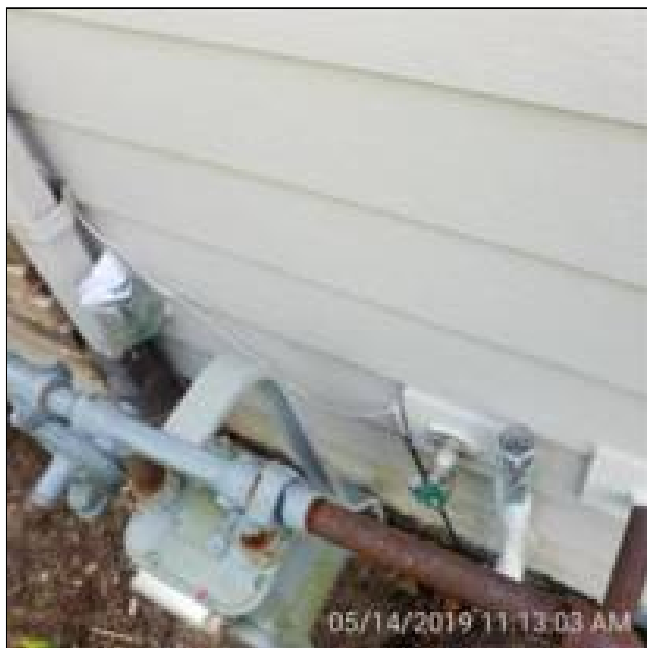
**The air conditioning system currently uses R-22 type of refrigerant.**

In 2010 the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant has been estimated to be complete by the year 2020. Existing units using R-22 can continue to be serviced with R-22 but the cost of doing so has been increasing as R-22 becomes more and more difficult to obtain. New systems utilize non-ozone-depleting refrigerants such as 410-A.

Note, this can increase cost of repairs or cause you to have to replace equipment that could have been repaired if R-22 was not being phased out.

**1.5 Other Gas And Plumbing**

Not inspected



1.5 (Picture 1)

**Lawn sprinkler system was installed.**

These are not inspected as part of a standard home inspection.

Recommend asking current owner for demonstration prior to closing. Recommend reading manuals. Recommend asking current owner, installer, or sprinkler contractor about seasonal maintenance, testing, and repairs as needed. Recommend making sure it does not spray water on, or too close to, the home. This is recommended to prevent water damage to the home.

Note, an RPZ (Reduced Pressure Zone) assembly or device may be needed. Recommend asking current owner about this, asking town about requirements, and a qualified plumber to add the correct type of device as needed to match the town's current requirement. This is recommended to prevent backflow from a sprinkler system into the potable water supply.

**2. Siding And Drainage**

Note, below-grade downspouts, drainage, waterproofing, and waterproofing systems are not visible and are not inspected. Underground areas and areas not visible at time of inspection are excluded from inspection. For every property it is recommended that you clean and maintain gutters. For every property it is recommended that all downspouts be extended above ground to direct water away from structures. For all properties it is recommended that the landscaping be below the siding and pitched downhill to direct water away from the property and foundation. We try to identify siding types and materials however that is something that we can not always determine. We can not always tell the type of siding used, confirm proper installation, and/or properly identify materials used. This is particularly a concern with identifying stucco versus synthetic stucco. Both products, intentionally, look identical. This is also a concern with products like "hardiboard" where the installation directions have changed over time. If you would like more information about drainage around the home or the siding we recommend you contact specialists for these components.

**Styles & Materials**

**Soffit Fascia Trim And Eaves:**

Material, Wood

**Wall Covering:**

-Material, Wood or Synthetic Wood Product  
Material, Cement Board or Similar Siding

**Foundation:**

-Obstructed View  
Material, Concrete

**Windows And Window Wells:**

-Maintenance, Window Well

**Pest Issues:**

-None Found

**Grade And Drainage:**

Positive Drainage At Back  
Positive Drainage At Both Sides  
Positive Drainage At Front

**Vegetation Near Structure:**

-Issue, Vegetation Close To Structure

**Downspouts:**

-Underground

**Wall Penetrations:**

-Inspected

**Items**

**2.0 Soffit Fascia Trim And Eaves**

Appeared serviceable

**2.1 Wall Covering**

Review by qualified contractor, Repair or replace



2.1 (Picture 1)



2.1 (Picture 2)

**The siding appeared to be a fiber cement or similar board often called "Hardie Board". At time of inspection the siding did not appear to have any flashing at the siding joints (normally required to prevent water damage).**

This type of product is made by multiple manufactures out of multiple materials and can be difficult to tell from painted wood. We have had mixed success with this type of product. Both the material it is made of and the installation have impacted how long it lasts. Problems typical with this type of siding include large gaps in the siding, loose siding, leaks, and rot. At one time manufacturers were recommending caulk at the joints but have discovered that caulk does not work



as well as flashing. There are contractors who are able to add flashing after original installation. However any face nailing will make this more difficult.

Recommend asking the current owner for all information regarding the type of siding, including brand and product number. Recommend researching if this siding is known for installation and product defects and further review by siding specialist, maintenance, or repairs as needed. Recommend getting copies of all receipts and documentation regarding install and all repairs.

If the product is "Hardie Board", the following link will take you to the technical bulletin regarding proper installation. Note, depending on manufacturer and product this information may or may not be applicable to this particular siding.

<https://www.jameshardie.com/JamesHardieMainSite/media/Site-Documents/TechnicalBulletins/9-joint-flashing.pdf>

## 2.2 Foundation

Appeared serviceable, Obstructed view

**Grade and vegetation prevents viewing of much of the structure.**

Recommend keeping all vegetation cleared at least 12 inches away from the property. Recommend monitoring for movement and new cracks as part of regular maintenance of any structure.

## 2.3 Windows And Window Wells

Maintenance recommended



2.3 (Picture 1)



2.3 (Picture 2)

### (1) **Window wells did not have proper covers.**

Window wells, when properly maintained and covered help to keep dirt, water, and pests from damaging the property.

Recommend keeping area free of debris, adding solid covers, and installing sturdy dome covers. This is recommended to prevent water intrusion, to prevent pest intrusion, and for increased child safety. Regular maintenance of window wells is important for the property and for increased safety.



2.3 (Picture 3)



2.3 (Picture 4)

**(2) Multiple lintels were rusting, maintenance issue (paint is recommended to prevent further damage).**

Lintels are the metal structural component over doors and windows. These are structural components that require maintenance to prevent structural damage to the home.

Recommend prep and paint with paint made to prevent rust on metal. This is recommended to prevent structural damage.

**2.4 Pest Issues**

Not found

**2.5 Grade And Drainage**

Appeared serviceable

**2.6 Vegetation Near Structure**

Maintenance recommended, Review by qualified contractor



2.6 (Picture 1)

**There was vegetation close to or touching the structure.**

Vegetation close to the structure causes pest issues, water intrusion, prevents inspection, and prevents regular maintenance.

Recommend trimming any vegetation that is close to the structure, further inspection, maintenance, and repairs to prevent water and pest intrusion.

**2.7 Downspouts**

Maintenance recommended, Review by qualified contractor



2.7 (Picture 1) Downspout Underground  
2

**Downspouts were run to underground plumbing.**

This plumbing is not visible for inspection and can get clogged.

Recommend maintaining downspout extensions. For underground downspouts a plumber may be needed to clear blockages. This is part of regular maintenance and is recommended to reduce water intrusion issues. Recommend proper covers for all drains and drainage termination to prevent pest access and to prevent debris from getting in. Recommend downspout leaf diverters to prevent leaves from clogging underground plumbing.

**2.8 Wall Penetrations**

Review by qualified contractor, Repair or replace



2.8 (Picture 1)

**PVC pipe was terminated in a way that may let in pests.**

Exhaust/air intake was used for gas appliances via PVC piping. Issues with these pipes can create safety concerns

when operating gas appliances.

Recommend qualified plumber or heating contractor to repair for proper operation and increased safety.

**2.9 Retaining Walls And Planters**

Not found

**3. Exterior Features**

Underground components are excluded from inspection, including but not limited to underground drainage, footings, and structures. The underside of decks, stairs, and other outdoor features are not always visible and may not be inspected. Earth to wood contact is not always detected due to construction of deck or weather conditions. Earth to wood contact will reduce the life expectancy of structures. For decks and porches in Chicago it is recommended to check for permits and, if needed, have them inspected by the city. They can be reached at Buildings@CityofChicago.org or by phone at 312-744-3400.

**Styles & Materials**

**Porches and Stoops:**

- Location, Back
- Location, Front

**Patios:**

- Location, Back

**Decks:**

- Not Found

**Stairs:**

- Three Or Less Steps

**Play Equipment And Bodies Of Water:**

- Warning, Play Equipment

**Balconies:**

- Not Found

**Driveway:**

- Maintenance Overdue
- Material, Blacktop Issue, Trip Hazard

**Walkway:**

- Material, Concrete

**Items**

**3.0 Porches And Stoops**

Appeared serviceable

**3.1 Patios**

Appeared serviceable

**3.2 Decks**

Not found

**3.3 Stairs**

Appeared serviceable

**3.4 Play Equipment And Bodies Of Water (Not Inspected)**

Not inspected



3.4 (Picture 1)

**Swing, swing set, or similar play equipment was on site.**

This is not inspected as part of the inspection but can cause safety concerns.

Recommend carpenter to inspect this equipment prior to first use. Recommend blocking access to prevent unwanted or unsafe access. ***Recommend inspecting and maintaining this equipment often for safety.***

**3.5 Balconies**

Not found

**3.6 Driveway**

Maintenance recommended, Review by qualified contractor, Repair or replace, Safety issue



3.6 (Picture 1)

**(1) Driveway was cracked and/or surface damaged.**

Recommend driveway specialist to repair, resurface, or re-coat to extend life of driveway.



3.6 (Picture 2)

**(2) Trip hazard present (see photo in full report).**

***Recommend qualified carpenter to repair for safety.***

**3.7 Walkway**

Appeared serviceable

**4. Roofing**

At time of inspection we estimate the current condition and number of layers of the roof (if visible). This information and remaining life are very difficult to determine. Please contact a licensed roofer if more information or further assessment is needed. *A level two flue inspection is recommended for all chimneys and flue pipes for safety.* This should be done prior to purchase and regularly there after. Layers of the roof can often be hidden by flashing or trim. Inspector does attempt to identify materials used however we are not roofers and the correct material is not always identified. For all purchases we recommend asking the current owner for all paperwork regarding the last roof replacement and any repairs that have been done to the property. This should be done for all property purchases.



**Styles & Materials**

**Covering - Access:**

-Viewed From, Ground

**Covering:**

-Material, Asphalt Composition Shingle 12-25

**Covering - Estimated Layers:**

-Appeared To Be 1  
-View Obstructed

**Covering - Layout:**

-Type, Gable (Ridges And Gables)  
-Type, Hip (Ridges, No Gable)

**Sheathing Drip-Edge And Overhang:**

-Obstructed View, Not Fully Visible

**Chimney:**

-Material, Brick

**Chimney Top:**

-Rain Cap Visible

**Roof Ventilation:**

-Type, Roof Surface Vent  
-Type, Soffit Vent  
Type, Fan (Not Tested)  
Type, Ridge Vent

**Gutters:**

-Material, Sheet Metal

**Penetrations:**

-Plumbing Vent Visible  
Skylights

**Items**

**4.0 Covering**

Appeared serviceable

**4.1 Sheathing Drip-Edge And Overhang**

Appeared serviceable, Obstructed view

**4.2 Chimney**

Appeared serviceable



**4.3 Roof Vents**

Appeared serviceable

**4.4 Gutters**

Appeared serviceable

**4.5 Penetrations**

Appeared serviceable

**5. Garage**

Remote openers are not tested as part of the home inspection. We recommend asking current owner to demonstrate at final walk through. Most opener manufacturers sell replacement remote openers if needed. The non-electric eye auto-reverse is not tested. *When it is not working and this test is done the test can damage the door, the opener, or the person doing the test.* Fire resistant separation was not always required, still may not be required in all areas, and is not always visible. For these reasons it is not always checked (or not fully checked). Please ask if more information is desired. Recommend reading manual for proper carbon monoxide safety, maintenance, and operation of all heating systems including in the garage. Recommend contacting town or local jurisdiction regarding local rules for fire separation between home and garage and repairs or upgrades as needed for increased safety. We do not recommend using the upper section of any structure, for example overhead in a garage, or in an attic for storage. The upper part of the structure is generally designed as a structural component for the roof and walls. Storing items in these areas can damage the structure.

**Styles & Materials**

**Wall Coverings Visible Outside:**

-Same As Home

**Access And Coverings:**

-Access Prevented, Personal Items

**Automatic Door Sensors:**

-Working At Time Of Inspection

**Reference Photos And Additional Comments:**

-Unknown Device

**Roof:**

-Same As Home

**Access And Coverings - Materials:**

-Material, Concrete  
-Material, Drywall

**Electrical:**

-GFCI Protection Working  
Accessible Outlets, 2 (Two)

**Service Door:**

-Inspected

**Overhead Door:**

-Automatic Doors, 1

**Structure:**

-Not Fully Visible  
-Type, Slab

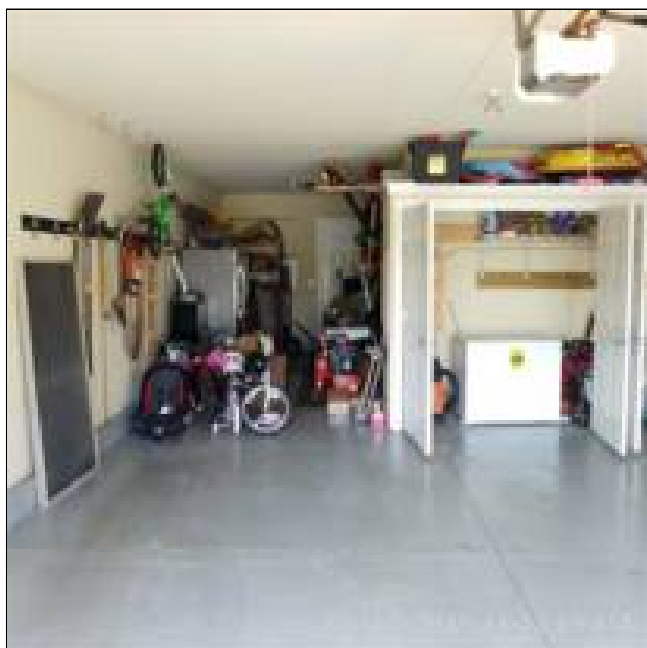
**Items**

**5.0 Service Door**

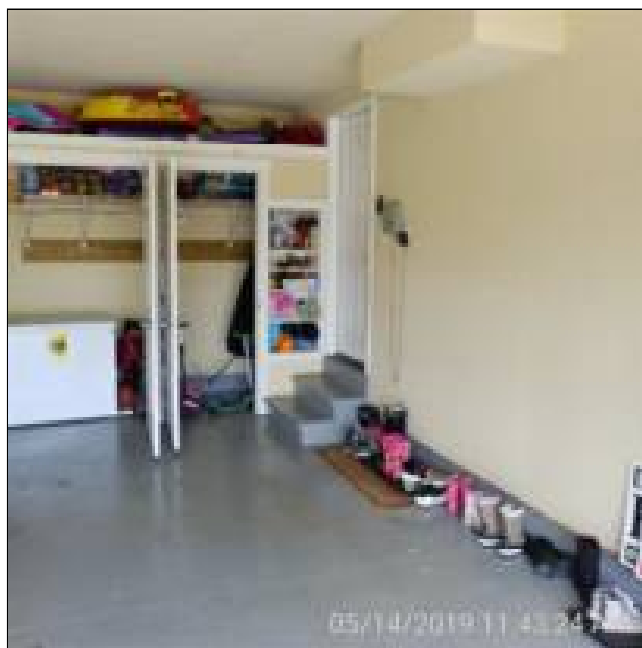
Appeared serviceable

**5.1 Access And Coverings**

Obstructed view



5.1 (Picture 1)



5.1 (Picture 2)

**Access was prevented due to personal items onsite at time of inspection.**

Recommend repairing access and further inspection prior to closing.

## 5.2 Overhead Door

Maintenance recommended, Review by qualified contractor



5.2 (Picture 1)

**Multiple lintels were rusting, maintenance issue (paint is recommended to prevent further damage).**

Lintels are the metal structural component over doors and windows. These are structural components that require maintenance to prevent structural damage to the home.

Recommend prep and paint with paint made to prevent rust on metal. This is recommended to prevent structural damage.

## 5.3 Automatic Door Sensors

Appeared serviceable

## 5.4 Electrical

Appeared serviceable

## 5.5 Structure

Appeared serviceable, Obstructed view

## 5.6 Pest Issues

Not found, Obstructed view

## 5.7 Windows

Not found

## 5.8 Reference Photos And Additional Comments

Not inspected



5.8 (Picture 1)

**Unknown device or appliance was found (see picture in full report).**

Device was not tested or inspected.

Recommend asking current owner about this and testing, maintenance, or repairs as needed. Recommend getting all documentation and checking functions prior to closing.

## 6. Outbuilding

Outbuildings (buildings not attached to the main structure) are not included in the inspection. Some issues may be reported and others may not at the sole discretion of the inspector. Recommend replacing detectors (smoke and carbon monoxide) at move in and every 5-10 years per manufacturers' recommendations.

### Items

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#### 6.0 Reference Photos And Additional Comments

Not found

**Note, outbuildings (for example sheds) are not inspected as part of the standard home inspection.**

The inspector may include some comments regarding outbuildings but systems and components are excluded and inspecting one area or component does not obligate the inspector to inspect other components.

Recommend contacting appropriate specialists to inspect further depending on your intended usage for any outbuildings.

## 7. Entry Doors

It is a general recommendation that all property owners install new deadbolts on all exterior doors at move-in. Use deadbolts (or similar lock) at all entrances. All doors should be easily unlocked from the inside for proper fire safety. Contact your local fire department if more information is needed. Window and door screens/storms are not inspected. Timers and sensors are not tested. Recommend asking current owner about these, getting manuals, and asking current owner to demonstrate at final walk through. In general address numbers (and unit numbers for multi-unit homes) are recommended at all entrances. This is recommended to aid emergency responders.

### Styles & Materials

#### Exterior Doors:

-Inspected

#### Doorbell At Front:

Not Inspected, Camera

#### Sliding / Glass Doors:

-Glass, Insulated

-Location, Back

#### Entry Light:

-Inspected

#### Garage To Home Door:

-Self Closer Installed

#### Basement Door (Below Grade):

-Inspected

#### Address Numbers:

-Present At Front

### Items

#### 7.0 Exterior Doors

Appeared serviceable

#### 7.1 Doorbell At Front

Not inspected

#### A Camera system was installed.

This was not tested.

Recommend getting manual for all such systems and confirming features as needed or desired. Recommend asking current owner for a demonstration and testing functions prior to closing.

#### 7.2 Sliding / Glass Doors

Appeared serviceable

#### 7.3 Entry Light

Appeared serviceable

#### 7.4 Garage to Home Door

Appeared serviceable

#### 7.5 Basement Door (Below Grade)

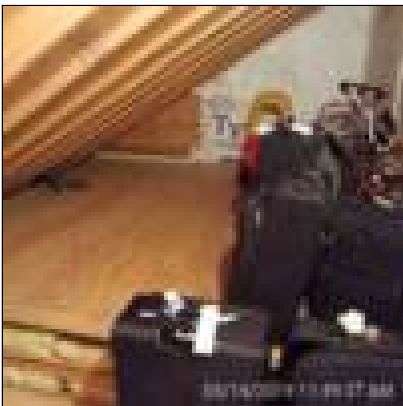
Not applicable, Not found

#### 7.6 Address Numbers

Appeared serviceable

**8. Attic**

Note: Attic fans are not operated as part of the normal inspection. Doing so requires changing the fan's settings and may change the way the fan operates after the inspection. Please ask current owner if demonstration or more information is needed. Recommend all lights in the attic (including "can" or recessed lights for the floor below the attic) be the correct type for attic installation and using low temperature high efficiency bulbs for fire safety. Not all areas of attic are visible. Recessed light fixtures are often not fully visible and not inspected. Only visible, easily accessible, areas of the building are inspected. Only conditions found at time of inspection are reported. For all attics we strongly recommend an insulation and ventilation specialist to seal the attic, add insulation if needed, and increase the ventilation if needed. We strongly recommend having a specialist confirm that all exhaust fans and plumbing vents are piped to the outside and do not vent or leak into the attic or into the home. Determining these defects may take special equipment inspectors do not have and may not be discovered or reported during a home inspection.



**Styles & Materials**

**Access:**

-Obstructed View, Not All Areas Accessed

**Electrical:**

-BX  
-Conduit

**Plumbing Penetrations And Ductwork:**

-Vent, PVC

**Insulation:**

-Blown  
Material, Cellulose  
Material, Recycled

**Ventilation And Dry Conditions:**

-Soffit Baffles Visible  
Type, Fan  
Type, Ridge Vent

**Structure:**

-Type, Dimensional Lumber 2x4  
-Type, Dimensional Lumber 2x6  
Type, Dimensional Lumber 2x10  
Type, Dimensional Lumber 2x8

**Pest Issues:**

-None Found

**Attic Fan:**

-Working At Time Of Inspection

**Items**

**8.0 Access**

Appeared serviceable

**Note, there is a door from the upper floor of the home that lets you access an attic which can also be accessed from the garage.**

For increased fire safety I recommend making sure that the access points to or from this attic seal tightly when closed. You also may want to add a lock to one of the doors for increased security.

**8.1 Electrical**

Appeared serviceable

**8.2 Plumbing, Penetrations, And Ductwork**

Appeared serviceable

**8.3 Insulation**

Appeared serviceable

**8.4 Ventilation And Dry Conditions**

Appeared serviceable

**8.5 Structure**

Appeared serviceable

**8.6 Pest Issues**

Not found

**8.7 Attic Fan**

Appeared serviceable



## 9. Interior Rooms

Bedrooms have special requirements. These requirements vary by town and inspector does not know what each room will be used for. We recommend secondary egress for any room that will be used as a bedroom and we do not recommend any device or appliance in any bedroom that burns combustible materials. These recommendations are for safety.

Doors and windows are checked for indications of structural issues. Other maintenance and repair information may be reported but is not complete or comprehensive. It is common for older windows to get loose or tight seasonally and to need other repairs. Broken seals in multi-pane windows are often not observed due to humidity and other conditions. Not all features of windows and skylights are inspected. Window air conditioners and windows with these appliances are not inspected. We recommend you check all windows for your safety needs, including but not limited to, securing windows, child safety, and for secondary egress. Only central heating and cooling systems are inspected and only when accessible. Issues with skylights are common and change with conditions and seasons. Recommend monitoring all skylights and repairing as needed.

Effort is made to ensure that the stairs, balconies, and railings are safe in general. We recommend you check these components with regard to your specific needs. Rules for stairs change often and are different in different areas. There are specific rules regarding stairs, headroom, and railings. We strongly recommend you check these components with regard to your specific needs, your families needs, and your guests needs.

Recessed lights or "can" lights are common. Defects and installation issues with this type of fixture are also common. These defects are not always visible and therefore may not get reported. We recommend that all recessed lights be properly and professionally sealed. We recommend that only high efficiency light bulbs be used in recessed lights. These recommendations are to prevent warm moist air from entering the fixture and the space above the fixture, and condensation forming. Issues with these light fixtures when they are not correctly sealed or when non-energy efficient bulbs are used include but are not limited to, mold forming over the light fixture in non-visible spaces, heat loss or gain, higher energy costs, and an increased risk of fire.

Aesthetic issues are not usually reported, reporting some does not obligate inspector to report others.

High rise buildings have special requirements. These requirements vary by town and change over time. We often do not know the rules regarding high rise buildings in any one town at any one time. For more information on high rise building requirements please consult with the authority having jurisdiction. For Chicago this should be the building department. They can be reached at Buildings@CityofChicago.org or by calling 312-744-3400.

## Styles & Materials

### Coverings:

- Material, Carpet
- Material, Drywall
- Material, Wood Or Simulated Wood

### Windows:

- Double Hung
- Wood
- Glass, Insulated
- Skylight No Water Marks

### Closets:

- Inspected

### Electrical:

- Inspected

### Central Cooling:

- AC Test 12-22 (Normal Range)

### Doors:

- Type, Panel

### Stairs:

- Obstructed View, Carpet

## Items

### 9.0 Coverings

Appeared serviceable

### 9.1 Electrical

Appeared serviceable

**9.2 Doors**

Appeared serviceable

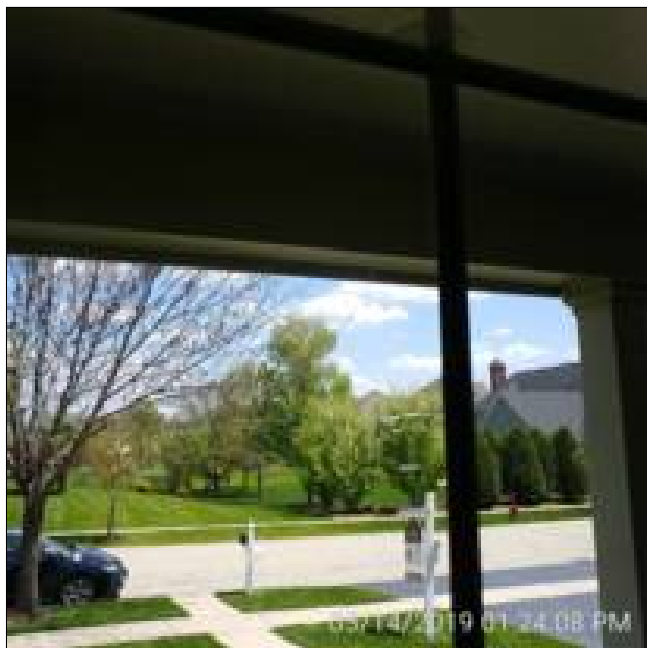
**9.3 Windows**

Review by qualified contractor, Repair or replace

**■ (1) A skylight was present.**

No water marks or issues were found at time of inspection. Note: issues with skylights are common and can develop over time. Leaks are common and condensation can look like a leak but is repaired differently.

Recommend monitoring for water marks and repairing as needed. Recommend keeping humidity low, especially in bathrooms and rooms with skylights. This is recommended to reduce condensation and related moisture issues.



9.3 (Picture 1)

**(2) One window was cracked.**

Recommend qualified window specialist to repair or replace as needed.

This was found in office.

**9.4 Central Cooling**

Appeared serviceable

**9.5 Stairs**

Appeared serviceable

**9.6 Closets**

Appeared serviceable

## 10. Bathrooms

Tiles are visually inspected for defects. Water damage behind the wall is reported when suspected based on tapping or loose tiles. This type of water damage cannot always be detected by visual inspection. Regular maintenance of caulk and grout is needed before and after you take possession to prevent such damage. It is common to have glass doors or mirrors. Rules about glass in the home have changed over time and are not consistent between jurisdictions. Accidents in bathrooms are common. For all homes we recommend that you make sure all glass and mirror meets your safety needs and the needs of your family and visitors. Recommend replacing glass features with plastic or tempered glass for increased safety.

### Styles & Materials

#### Cabinets Countertops Coverings:

- Drywall
- Tile

#### Electrical:

- GFCI Protection Working

#### Doors:

- Same As Interior Rooms

#### Windows:

- Skylight No Water Marks

#### Toilets:

- Issue, Loose

#### Bathtubs And Showers:

- Inspected
- Warning, Spa Access Not Found

#### Sinks And Other Plumbing:

- Distribution, Copper
- Waste, PVC

#### Fans:

- Working At Time Of Inspection

### Items

#### 10.0 Cabinets, Countertops, And Coverings

Appeared serviceable

#### 10.1 Electrical

Appeared serviceable

 **Note, for your information: Each ceiling fan appeared to have different controls (different brands and different remotes).**

This can be a minor annoyance because each remote operates differently.

Recommend checking any features for the fans that you are concerned about and upgrading to all one type of fan and or remote as needed or desired.

#### 10.2 Doors

Review by qualified contractor, Repair or replace

 **Bathroom door was present with damaged or non-functional lock(s).**

Privacy locks (the interior ones that are easy to open) are only recommended for bedrooms and bathrooms. We do not recommend locks on interior doors that are not for a bedrooms or bathrooms (closet, hallway, basement, storage rooms, and similar rooms). Privacy locks are recommended for bedrooms and bathrooms for privacy but are not recommended on other doors because a child may lock themselves or someone else into the room. Deadbolt locks and locks that are difficult to open are not recommended on any interior doors for fire safety.

Recommend qualified carpenter to check all doors and replace hardware as needed so they have the correct type of knob for the room usage. This is recommended for normal function, privacy, and **increased safety**.

This was found on main level in 1/2 (half) bathroom.

#### 10.3 Windows

Appeared serviceable

**A skylight was present.**

No water marks or issues were found at time of inspection. Note: issues with skylights are common and can develop over time. Leaks are common and condensation can look like a leak but is repaired differently.

Recommend monitoring for water marks and repairing as needed. Recommend keeping humidity low, especially in bathrooms and rooms with skylights. This is recommended to reduce condensation and related moisture issues.

#### 10.4 Toilets

Review by qualified contractor, Repair or replace

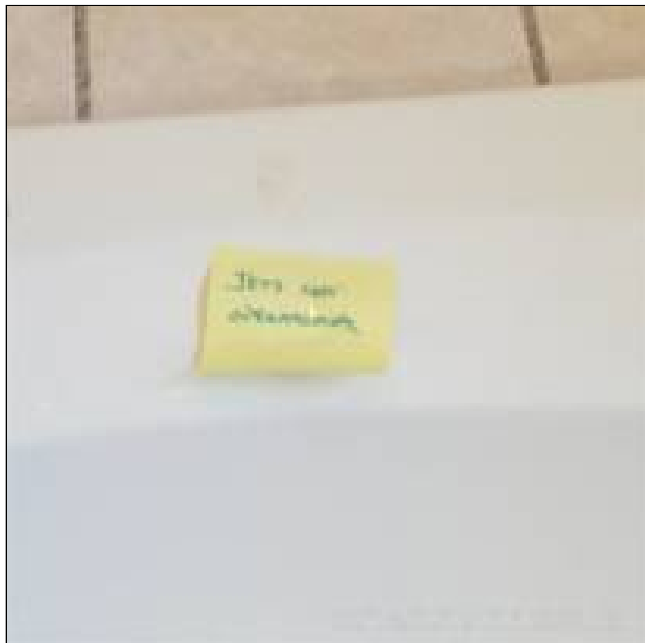
 **Toilet was loose and may need new wax ring.**

Recommend qualified plumber to repair or replace to prevent water damage.

This was found at all bathrooms on the upper floor.

### 10.5 Bathtubs And Showers

Appeared serviceable, Obstructed view



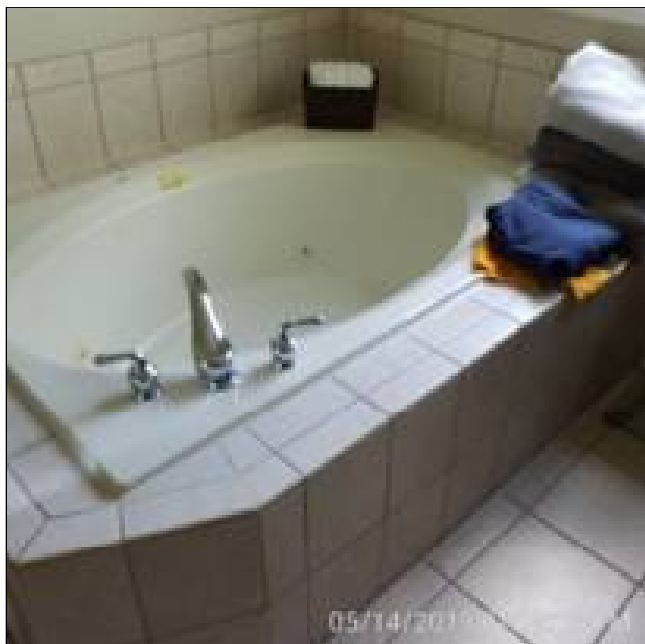
10.5 (Picture 1)



10.5 (Picture 2)

(1) **Spa jets were not working.**

Recommend qualified plumber to repair or replace for normal function.



10.5 (Picture 3)

(2) **Access was not found for spa equipment.**

We recommend having access to all pool and spa equipment including but not limited to any shutoffs, plugs, GFCI test and reset buttons, heaters, and motors. Access was not found, did not exist, and/or was hidden from view.

Recommend asking current owner how to access such equipment. Recommend asking for all maintenance and repair history. Recommend maintenance and repairs per manufacturers directions. Recommend adding access as needed.

**10.6 Sinks And Other Plumbing**

Appeared serviceable

**10.7 Fans**

Appeared serviceable

## 11. Kitchen

Note: Due to the risk of causing leaks, cut-off valves are not operated as part of the home inspection. Stove ventilation may be vented into the kitchen or the attic, but where it is vented is not verified. Adding an air gap separator is recommended for all dishwasher installations. Aesthetic issues are not reported as part of a home inspection. Inspector, at their sole discretion, may report no aesthetic issues or report some and not report others. Disposals are not recommended due to increased risk of clogs. Soap dispensers and similar accessories are not inspected or tested. Recommend checking documentation for maintenance, care, and use of all home components including countertops. Microwave is not operated or tested at time of inspection.

### Styles & Materials

#### Coverings:

- Material, Wood/Simulated Wood
- Type, Tile

#### Disposal:

- Inspected

#### Refrigerator:

- Manufacturer, KitchenAid

#### Dishwasher:

- Discharge, No High Loop No Air Gap
- Manufacturer, KitchenAid

#### Electrical:

- GFCI Protection By Sink

#### Stove:

- Manufacturer, KitchenAid

#### Ice Maker:

- Working At Time Of Inspection

#### Microwave:

- Manufacturer, Kenmore

#### Plumbing:

- Distribution, Copper
- Waste, PVC

#### Stove Exhaust:

- Built Into Microwave

#### Water Dispenser:

- Working At Time Of Inspection

#### Pest Issues:

- None Found

### Items

#### 11.0 Cabinets, Countertops, And Coverings

Appeared serviceable

#### 11.1 Electrical

Appeared serviceable

#### 11.2 Plumbing

Appeared serviceable

#### 11.3 Disposal

Appeared serviceable

#### 11.4 Stove And Oven

Appeared serviceable

#### 11.5 Stove Exhaust

Appeared serviceable

#### 11.6 Refrigerator

Appeared serviceable

#### 11.7 Ice Maker (Not Inspected)

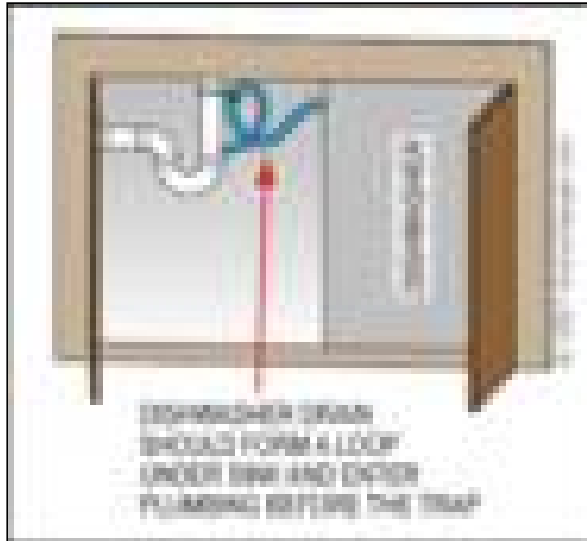
Appeared serviceable

#### 11.8 Water Dispenser (Not Inspected)

Appeared serviceable

#### 11.9 Dishwasher

Review by qualified contractor, Repair or replace, Safety issue



11.9 (Picture 1) Dishwasher Drain



11.9 (Picture 2)

**The dishwasher waste line did not appear to be installed correctly (no high loop and no air gap separator found).**

For all dishwasher installations we recommend either having a high loop installed (see photo) or an air gap separator. The purpose of connecting the dishwasher waste this way is to prevent a cross contamination of sewer waste from entering the dishwasher and contaminating clean dishes.

***Recommend qualified plumber to repair for safety.***

#### 11.10 Microwave (Built In Only)

Appeared serviceable

#### 11.11 Pest Issues

Not found

**12. Fireplaces**

Recommend all fireplaces, woodstoves, small heaters, and heating systems be cleaned and inspected before purchase and yearly. A home inspection is not a substitute for required maintenance. Have a heating expert check these systems and components. Chimney liners are not inspected as part of the home inspection. Recommend a qualified chimney sweep to have flues and vents inspected and cleaned. It is recommended that all chimneys have a spark suppressant and animal resistant rain cap. Heaters are often not approved for bedroom or bathroom installations or for a primary heat source. Always open damper prior to use and close damper when fireplace is not in use. Fireplaces are not ignited during inspection. Recommend getting manuals and reading them for all equipment. Make sure all heating equipment installed per manufacturers' recommendations. Call manufacturer to confirm installation.

**Styles & Materials**

<b>Fireplace:</b> Number Found, 2	<b>Damper Combustion Exhaust Make Up Air:</b> -Conventional, Vent Outside, Combustion Air From Inside	<b>Fuel:</b> -Gas
<b>Accessories:</b> -Spark Screens		

**Items**

**12.0 Fireplace**

Appeared serviceable

**12.1 Damper, Combustion Exhaust, And Make Up Air**

Maintenance recommended, Review by qualified contractor, Repair or replace



12.1 (Picture 1)



12.1 (Picture 2)

**Damper was rusted.**

A damper is opened to vent products of combustion for safety. Closing the damper when not in use is recommended for better heating and cooling. Opening the damper when using the device is strongly recommended for safety to allow products of combustion to leave the property.

Recommend qualified chimney sweep to inspect further and repair **for safety** and energy efficiency.

This was found on main level.

This was also found on lower level.



## 12.2 Accessories

Review by qualified contractor, Repair or replace



12.2 (Picture 1)

**Multiple accessories were missing including but not limited to: Spark screens.**

For a fireplace to be safe and functional certain accessories are expected to be present. These include a spark screen or glass doors, a wood rack for wood burning fireplaces, gas logs for a gas log fireplace, a key to turn on the gas, and other similar accessories depending on the type of fireplace and your usage. Without these accessories the fireplace is not in safe usable condition.

***Recommend qualified chimney sweep to replace missing accessories, inspect the flue, and test the fireplace for normal operation and for safety.***

This was found on lower level.

## 12.3 Clearance to Combustibles

Appeared serviceable

## 13. Laundry

*Brass colored flexible gas lines are no longer in use and may be dangerous. Any gas appliance could have such a line. Visible lines are checked but objects are not moved to search for these and other non-visible issues. If found at any time such lines should always be professionally replaced. Gas, water, and waste flexible or corrugated lines are not always approved or preferred. If they appear to be functioning without defect they may not be reported. Replace these lines as needed to meet your needs or concerns. You may also want to replace supply lines and/or add pans under water-handling equipment. Dryer vents are not always visible, and should always be metal. Vents should be cleaned or replaced often and upon moving in. It is recommended to *lock or secure all laundry and garbage chutes for child safety*. Note, dedicated appliance outlets are often not GFCI protected, even near water, to avoid false trips. Dedicated appliance outlets are only tested by turning on the appliance. New washing machines often have a smell from lower water usage features. Leaving them open when not in use, using very little soap, and using the right kind of soap can reduce or eliminate these odors. Recommend getting manuals for all appliances and following manufacturers' recommendations.*

### Styles & Materials

#### Dryer Exhaust:

-Foil

#### Dryer Fuel:

-Gas

#### Dryer Tested:

-Working At Time Of Inspection

#### Washer Plumbing:

-Drain And Pan Not Found

#### Washer Tested:

-Working At Time Of Inspection

#### Sink:

-Not Found, Not Inspected

#### Laundry Or Similar Chutes:

-Not Found Not Inspected

### Items

#### 13.0 Dryer Exhaust

Maintenance recommended, Repair or replace, Safety issue

#### Exhaust material was foil.

These do not hold up well, tend to leak, and can be an increased fire risk. Dryers produce moisture and lint. Gas dryers also produce products of combustion. Because of this exhaust from dryers that are not properly vented to the outside can damage the property, increase the chances of a fire, and have a negative impact on air quality.

***Recommend qualified siding specialist to replace with more durable metal exhaust vented to the outside for safety and to prevent moisture issues.***

#### 13.1 Dryer Fuel

Appeared serviceable

#### 13.2 Dryer Tested (One Cycle)

Appeared serviceable

#### 13.3 Washer Plumbing

Review by qualified contractor, Repair or replace



13.3 (Picture 1)

**No drain or pan was visible.**

A pan, drain, or both are recommended to reduce the damage if a leak develops. This is recommended for all large appliances that use or produce water.

Recommend qualified plumber to add pans under large appliances that may leak and do not have a drain near them.

**13.4 Washer Tested (One Cycle)**

Review by qualified contractor, Repair or replace



13.4 (Picture 1)

**The washing machine appeared to be the newer energy efficient type. There was visible mold at time of inspection.**

These can smell or grow mold if the door is left closed. There are also special detergents to prevent this. The system may also have settings or cycles you can run to prevent this.

Recommend qualified appliance specialist to repair or replace for normal function.

**13.5 Sink**

Not found

**13.6 Laundry Or Similar Chutes**

Not found

**14. Electrical**

Systems are not inspected to ensure that they will meet your particular needs. Depending on your needs, upgrades, changes, or additions may be necessary. Upgrades and repairs may also be required for remodeling, home repairs, or permits. Not all equipment can be seen or noted at time of inspection. Wire size is not always clearly marked and cannot always be determined or checked. Check with your local authority, as needed, regarding local codes. A home inspection does not check for code compliance. Recommend adding, replacing, testing, and maintaining smoke and carbon monoxide detectors for safety. These and any other low voltage devices are not inspected or tested. Recommend testing outlets that are near water monthly for ground fault circuit interruption protection. Special care should always be taken with regard to overhead wires and moving trucks or other vehicles. Only a representative number of devices are tested.



**Styles & Materials**

<b>Main Disconnect: Main Disconnect Location: Visible Electrical Distribution:</b>		
-200 Amp	-Location, Panel	-Armored Cable (BX, FMC, Greenfield, MC, etc.)
	Location, Lowest Level	-Metal (Conduit, Sealtight, EMT, RMC, LFMC, IMC, etc.)
		-Non Metallic Covering (Romex, LFMC, LFNMC, ENT, Smurf, RNT, RNMC, PVC, NM, etc.)
<b>Electrical Panel: Electrical Panel</b>		<b>Circuit Disconnects:</b>
Number Found, <b>Manufacturer:</b>		-120 / 240 (Common)
2	-Siemens	-Circuit Breakers
	Eaton	
<b>Circuits 240 Volt: Ciruits 15 And 20 Amp: Detectors:</b>		
100 Amps	-Appeared To Be Copper	-Unknown Age
20 amps		
50 amps		

**Items**

**14.0 Main Disconnect**


Appeared serviceable

**14.1 Visible Electrical Distribution**

Appeared serviceable

**14.2 Electrical Panel**

Review by qualified contractor

 **Access to equipment was limited by walls built too close to the panel (30 inches by 36 inches is recommended around all electrical panels). Equipment was accessed for inspection.**  
 Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these

tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

#### 14.3 Circuits

Appeared serviceable

#### 14.4 Detectors

Maintenance recommended, Safety issue

##### **Age of detectors was unknown and they may be over 10 years old.**

Detectors (smoke, carbon monoxide, and/or fire) are recommended for all homes for safety.

Recommend adding or replacing detectors at time of move in and every 5-10 years per manufacturer's specifications. Recommend smoke detectors for kitchens, bedrooms, and each floor. Recommend CO detectors for bedrooms and near gas appliances. Recommend testing regularly and replacing batteries or detectors as needed.

***This is recommended for all homes for safety.***

#### 14.5 Electrical Devices

Obstructed view, Review by qualified contractor, Repair or replace

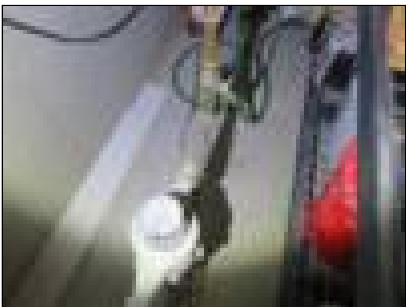
##### **Access to equipment was limited by wall built blocking access. Equipment was partially inspected.**

Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

**15. Plumbing**

Not all plumbing is visible during inspections. Galvanized lines tend to clog over time and reduce water pressure. When pressure gets too low these lines will need repair or replacement. Please ask us or a licensed plumber if more information is needed. Most water heaters can be adjusted for temperature. Prior to first use, please make sure your WH (water heater) is not set too hot for your family members or guests and adjust as needed. Recommend all buyers check water pressure at all fixtures for their requirements and their usage prior to closing. Filters, conditioners, fire suppression systems, outdoor sprinklers, pools, spas, well equipment, and septic systems are not inspected as part of the home inspection. Recommend reading manuals and doing recommended maintenance for all equipment, appliances, and fixtures. As a general recommendation we do recommend a check valve at the main and an expansion tank for all plumbing systems. This may or may not be required by the local town and any town can change their requirements at any time. A check valve at the main is recommended to prevent flow from the properties plumbing system back to the source (possible contamination issue). The expansion tank is recommended to prevent damage to the plumbing system and equipment if there is thermal expansion. We strongly recommend blocking access to all equipment for safety reasons. For example any equipment that heats water can cause severe burns, almost all electrical is dangerous when wet, and any equipment with a flame can cause burns or start a fire.



**Styles & Materials**

**Plumbing Meter:**

-Inspected

**Plumbing Service Shutoff Location:**

-Location, Lowest Level

**Gas Lines:**

-Black Pipe

**Plumbing Service:**

-Material, Copper

**Plumbing Distribution:**

-Copper

**Water Heater (WH):**

-Number Found, 1  
Capacity, 70 - 80  
Gallon

**Plumbing Service Shutoff:**

-Ball Valve (Preferred)

**Plumbing DWV:**

-Material, PVC  
Type, Overhead (Exits At Wall)

**WH Fuel / Plumbing:**

-Fuel Gas

**WH Manufacturer:**

Bradford White 1st letter A=84 or 04,  
BCDEFGHJKLMNPSTWXYZ

**WH Year Built**

**(Estimate):**  
2004

**WH Combustion Exhaust And Make Up**

**Air:**  
-Exhaust Via Chimney  
Air Source Vented Room

**Items**

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**15.0 Plumbing Meter And Service**

Appeared serviceable

**15.1 Plumbing Service Shutoff**

Appeared serviceable

**15.2 Plumbing Distribution**

Review by qualified contractor, Repair or replace



15.2 (Picture 1)



15.2 (Picture 2)





15.2 (Picture 3)



15.2 (Picture 4)



15.2 (Picture 5)

**Multiple plumbing pipes were loose or not well secured (see photo in full report).**

Proper strapping is important to prevent leaks, corrosion, sagging pipes, damage to the system, and for proper function.

Recommend qualified plumber to assess further and add proper strapping and/or replace to prevent leaking and loose pipes.

This was found on lower level.

**15.3 Plumbing Drain Waste Vent (DWV)**

Review by qualified contractor, Repair or replace



15.3 (Picture 1)

**Multiple plumbing pipes were loose or not well secured (see photo in full report).**

Proper strapping is important to prevent leaks, corrosion, sagging pipes, damage to the system, and for proper function.

Recommend qualified plumber to assess further and add proper strapping and/or replace to prevent leaking and loose pipes.

This was found on lower level.

**15.4 Gas Lines**

Appeared serviceable

**15.5 Water Heater (WH)**

Maintenance recommended

**(1) Water heaters require regular maintenance. It is common for people to overlook this manufacturer required maintenance.**

Recommend getting and reading all manuals before closing (this is recommended for all equipment). Recommend qualified plumber to clean and perform any and all required maintenance. Recommend following maintenance recommendations from manufacturer. Depending on the equipment, maintenance could be replacing or cleaning filter(s) or turning off the system and flushing it. Sometimes this maintenance can be done by the home owner and sometimes professionals are required. Recommend checking the temperature at fixtures and adjusting settings as

needed for your comfort and for safety (to avoid a scald risk) This is a general recommendation for all real estate transactions and for all properties.

- (2) **Water heater was older than 10 years and is past expected life.**  
The national average expected life of most water heaters is 10 years.  
Recommend qualified plumber to replace or budgeting for replacement.

**15.6 WH Fuel / Plumbing**

Appeared serviceable

**15.7 WH Combustion Exhaust And Make Up Air**

Appeared serviceable

**16. Structure**

Structure is inspected for visible indications of material damage or defects. If greater examination is needed, for example, analysis of the structural design, inspection for mold related issues (or other hazardous materials), or inspection for insect related issues, then specialists in those areas should be consulted. Water intrusion should be expected in all below-grade areas even if not found at time of inspection. Recommend all below-grade structures have a de-humidifier and adjustments to landscaping and drainage to direct water away from structure. Water intrusion does change with conditions and cannot be predicted. Drains are not tested by inspector and pumps are only inspected and tested if accessible and conditions permit. Recommend testing pumps and drains regularly and adding backup pumps if not present. Recommend never using plumbing connected to a pump during a power outage. Doing so could cause flooding in the basement with plumbing waste.

A home inspection is a visual inspection only. While all five senses may be used by the inspector including sense of touch to inspect for temperature fluctuations, devices such as cameras and infrared sensing devices (traditional and electronic thermometers) are not required for an inspection. These devices are used as a courtesy only, for clarification or to document an issue an inspector observed. Camera and infrared device usage is limited, not exhaustive, and **inspector can not see behind coverings or predict the future**. Any coverings (for example walls, floors, and ceilings), any doors, and any windows, that have been repaired or replaced less than one year prior to the inspection hides evidence of structural movement. For all home purchases we recommend getting all receipts for any work, modifications, or improvements that have been done to the home.

**Styles & Materials**

<p><b>Lowest Floor Access:</b> Access Prevented, Finished Materials</p>	<p><b>Coverings Below Grade:</b> -Carpet</p>	<p><b>Structure:</b> -Not Fully Visible Beams, Metal Joists, Wood I-Joist</p>
<p><b>Dryness of Lowest Level:</b> -No Issues Found</p>	<p><b>Drain At Lowest Level:</b> -Location, Heating Equipment</p>	<p><b>Crawlspace:</b> -No Crawlspace Found</p>
<p><b>Crawlspace Vapor Barrier:</b> -No Crawlspace Found</p>	<p><b>Pumps:</b> -Battery Backup Installed Ejector Pump Sump Pump</p>	<p><b>Pest Issues:</b> -None Found</p>

**Items**

**16.0 Lowest Floor Access**

Obstructed view

**Finish materials prevented inspection of structural components and water intrusion.**

We are unable to see behind coverings.

Recommend monitoring for water intrusion, water stains, or any other issues. This is part of regular maintenance for any property.

**16.1 Coverings Below Grade**

Review by qualified contractor



16.1 (Picture 1)



16.1 (Picture 2)



16.1 (Picture 3)



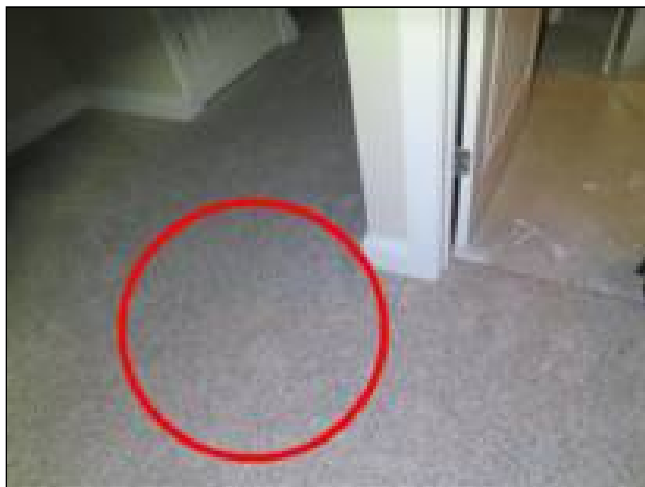
16.1 (Picture 4)

(1) **Coverings were installed with the following issues found:**

- Improper clearance to access components of the home.
- Improper clearance to equipment for servicing.
- The floor drain had a wall over it restricting access.
- Electrical had walls built near or over electrical that makes access more difficult.
- In unfinished areas there was drywall that was hung but not finished.

This indicates work was not done to normal professional standards. Professional standards exist for product performance, functionality, and for proper aesthetics.

Recommend getting all paperwork for work done including receipts, warrantee information, and permits. Recommend confirming the qualifications of workers and qualified carpenter to review further. Carpenter may discover other defects regarding workmanship and materials.



16.1 (Picture 5)

**(2) Carpet (and similar materials) are not recommended for areas that may get wet, for example, kitchens, bathrooms, and below ground level.**

These areas are often subject to moisture. These types of coverings are not recommended for wet areas because they can easily get water damaged and cause air quality issues.

Recommend monitoring for water intrusion and qualified installer to replace with a more water-tolerant covering to prevent moisture related issues.

#### 16.2 Windows Below Grade

Appeared serviceable

#### 16.3 Structure

Appeared serviceable, Obstructed view



16.3 (Picture 1)

**Wood I-beams or wood I-joists were in use. These are stronger and lighter than dimensional lumber but there are some disadvantages.**

Damages to wood I-beams and I-joists are often associated with notching of the flanges (top and lower wood strips) or misapplication of the manufacturer's web hole information. This type of construction is typically more susceptible to water damage than traditional construction. Designing a repair for engineered components can be difficult and requires an understanding of the specific product, adhesives, and fasteners that may not be familiar to many designers. Most manufacturers are helpful and able to provide specific advice regarding fixes for their products.

We strongly recommend consulting with the manufacturer if or when any repairs are needed and only having qualified contractors to do the repairs.

#### 16.4 Dryness of Lowest Level

Appeared serviceable

16.5 Drain At Lowest Level

Review by qualified contractor, Repair or replace

**■ Access to equipment was limited by wall built blocking access. Equipment was partially inspected.**

Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

16.6 Crawlspace

Not found

16.7 Pumps

Review by qualified contractor, Repair or replace, Safety issue



16.7 (Picture 1)



16.7 (Picture 2)



16.7 (Picture 3)



16.7 (Picture 4)



16.7 (Picture 5)

(1) **Battery backup system for sump pump electrical was connected using an extension cord.**

Recommend qualified electrician to assess and repair or replace *for increased safety*. Recommend testing equipment often to prevent water damage. Recommend regular maintenance. Recommend cover that seals but has a view window for inspection and can be removed for testing, maintenance, repairs, or replacement.



16.7 (Picture 6)

(2) **Note, the sump pump had a PVC pipe and plug to cover a hole that was not used.**

There is a plug made for this purpose. Recommend upgrading to the correct one when any other plumbing work is being done. The PVC pipe did appear to be working (prevents air quality issues from the pit, standing water, and drain tile).

### 16.8 Pest Issues

Not found



**17. Central AC/Heat**

Only current condition of systems is inspected and reported. Expected remaining life cannot be determined. During a standard visual inspection many components of systems are not visible and, therefore, not inspected. For example, the heat exchanger and other components are not visible without taking apart the equipment. This is not done during the home inspection and defects may be hidden as a result. Keep all flammable objects, including window treatments, furniture, and electrical cords, away from any heating, hot, or fuel-burning equipment. Flues and liners are not visible and should be inspected by a licensed chimney sweep. Needed space for combustion make-up air is roughly estimated not measured. Please clean or replace all filters and equipment per manufacturers' recommendations. Depending on weather and property conditions, at the inspector's discretion, the heating and cooling equipment is not always turned on. Not all humidifier components are visible. Leaks that are visible at time of inspection are reported but other issues and conditions regarding humidifiers may or may not be observed. For every home and for every heating and cooling system we recommend that all buyers ask the current owner for receipts regarding all maintenance and repairs. If receipts (or contacting the contractor that did the last maintenance) does not clearly indicate that all required maintenance and repairs are up to date and the equipment is in good working order than we strongly recommend having the equipment maintained and serviced by a qualified heating and cooling contractor prior to closing. Not all features of central systems, including after-market additions to a central system are inspected or tested. For example water alarms, water sensors that turn off equipment, active filter devices, and similar equipment is not tested or inspected.



**Styles & Materials**

**Thermostat:**

-Number Found, 2

**Central Cooling System:**

-AC Test 12-22 (Normal Range)

**Central Heating System:**

-Cleaning Recommended  
Number Found, 2  
Obstructed View

**Central Heating System Fuel:**

-Gas

**Central Heating System Brand:**

-Unknown  
Ruud ...Fwwyy

**Central Heating System Estimated Year:**

2005

**Air Handler:**

-Filter Location, Side Of Appliance  
-Filter Type, Disposable

**Combustion Exhaust And Make Up Air:**

-Exhaust, Chimney  
-Exhaust, PVC  
Air Source, Attic/Unfinished Space  
Air Source, Vented Room

**Estimated Capacity:**

(Each Unit)  
BTUs (Thousands), 50-60

**Central Heat Type:**

-Type, Forced Air

**Items**

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**17.0 Thermostat**

Appeared serviceable

**17.1 Central Cooling System**

Appeared serviceable

**17.2 Central Heating System**

Maintenance recommended, Review by qualified contractor, Repair or replace, Safety issue



17.2 (Picture 1)



17.2 (Picture 2)



17.2 (Picture 3)



17.2 (Picture 4)



17.2 (Picture 5)



17.2 (Picture 6)



17.2 (Picture 7)



17.2 (Picture 8)



17.2 (Picture 9)



17.2 (Picture 10)



17.2 (Picture 11)



17.2 (Picture 12)

**(1) Heating equipment was installed that did not appear to be installed by qualified professionals and/or was not up to normal professional standards. For example:**

- The air intake for the unit was missing proper connections. This is a safety issue because a child or even an adult could put their hand inside the equipment. (Picture 1)
- Linesets were not properly insulated (causes condensation and water damage). (Picture 2)
- Where PVC was installed for the furnace exhaust the pipe was coextruded core. This is also known as foam core. It is approved for DWV but is not approved for exhaust (it is not made to handle the heat that comes out of exhaust). It

can melt and leak products of combustion into the home. This is a safety risk. (Picture 2)

-Strapping was not properly installed. (Picture 4, 5, 9)

-Staples were used for the strapping for both the ductwork and also for electrical (low voltage control lines). (Picture 3)

-The electrical for the controls was left exposed. (Picture 3)

-Connection for make up air was not connected to the outside. (Picture 12)

-Flexible ductwork was used between runs of solid ductwork (solid to flex to solid). This is unusual and not best practice. (Picture 4, 10, 11)

-Attic installation was not done to normal standards of practice. Picture 6 was taken from the attic hatch. There is no safe way to get to the furnace in the attic (no walkway and a lot of obstacles that were installed as part of the furnace installation). The current installation is not safe to access for inspection, maintenance, or servicing. (Picture 8)

-The attic installation was on bricks with no visible fasteners. Normally this equipment hangs from the rafters overhead. The current installation may create noise and vibration and may damage coverings because the ceiling structure is not made to support equipment installations. The rafters are designed for static and dynamic loads such as equipment installation.

Recommend getting all paperwork for work done including receipts, warrantee information, and permits.

Recommend confirming the qualifications of workers and qualified installation specialist to review further. Specialist may discover other issues, including safety issues.



17.2 (Picture 13)



17.2 (Picture 14)



17.2 (Picture 15)

**(2) Equipment was dirty at time of inspection.**

This can damage the equipment and it indicates that regular maintenance and inspection by a qualified heating contractor is overdue.

Recommend qualified heating and cooling specialist to clean equipment, perform all needed maintenance and repairs, and provide a written assessment of the current condition prior to closing. ***This is recommended to extend life, improve operation, and for increased safety.***

**18. Bar / Wet Bar / Extra Sink**

Note: Due to the risk of causing leaks, cut-off valves are not operated as part of the home inspection. Stove ventilation may be vented into the kitchen or the attic, but where it is vented is not verified. Adding an air gap separator is recommended for all dishwasher installations. Aesthetic issues are not reported as part of a home inspection. Inspector, at their sole discretion, may report no aesthetic issues or report some and not report others. Disposals are not recommended due to increased risk of clogs. Soap dispensers and similar accessories are not inspected or tested. Recommend checking documentation for maintenance, care, and use of all home components including countertops. Microwave is not operated or tested at time of inspection.



**Styles & Materials**

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**Coverings:**

-Material, Drywall

**Electrical:**

-GFCI Protection By Sink

**Plumbing:**

-Distribution, Copper  
-Waste, PVC

**Refrigerator:**

-Inspected

**Ice Maker:**

-Not Found

**Water Dispenser:**

-Not Found

**Items**

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**18.0 Cabinets, Countertops, And Coverings**

Appeared serviceable

**18.1 Electrical**

Appeared serviceable

**18.2 Plumbing**

Appeared serviceable

**18.3 Refrigerator**

Appeared serviceable

**18.4 Ice Maker (Not Inspected)**

Not found

**18.5 Water Dispenser (Not Inspected)**

Not found

## Summary

**At Home Inspections, Inc.**

**www.athomeinspect.com**

**708-686-6100**

**jeff@athomeinspect.com**

**Customer**

Sample Customer

**Address**

123 Sample St

Your Town IL

The following items or discoveries indicate that these systems or components do not function as intended or adversely affect the habitability of the dwelling, appear to warrant further investigation by a specialist, and/or require subsequent observation. This summary is not the full report and does not contain all information from the full report. The complete report may include additional information of concern to the customer. *It is recommended that the customer read the complete report.* The full report and summary are for the sole use of the customer, inspection company, and inspector only. *For your own safety, please hire a qualified professional for any and all work and get permits as required by the authority having jurisdiction.*

### General Summary

#### 2.1 Wall Covering

**Review by qualified contractor, Repair or replace**

**The siding appeared to be a fiber cement or similar board often called "Hardie Board". At time of inspection the siding did not appear to have any flashing at the siding joints (normally required to prevent water damage).**

This type of product is made by multiple manufactures out of multiple materials and can be difficult to tell from painted wood. We have had mixed success with this type of product. Both the material it is made of and the installation have impacted how long it lasts. Problems typical with this type of siding include large gaps in the siding, loose siding, leaks, and rot. At one time manufacturers were recommending caulk at the joints but have discovered that caulk does not work as well as flashing. There are contractors who are able to add flashing after original installation. However any face nailing will make this more difficult.

Recommend asking the current owner for all information regarding the type of siding, including brand and product number. Recommend researching if this siding is known for installation and product defects and further review by siding specialist, maintenance, or repairs as needed. Recommend getting copies of all receipts and documentation regarding install and all repairs.

If the product is "Hardie Board", the following link will take you to the technical bulletin regarding proper installation. Note, depending on manufacturer and product this information may or may not be applicable to this particular siding.  
<https://www.jameshardie.com/JamesHardieMainSite/media/Site-Documents/TechnicalBulletins/9-joint-flashing.pdf>

#### 2.3 Windows And Window Wells

**Maintenance recommended**

**(1) Window wells did not have proper covers.**

Window wells, when properly maintained and covered help to keep dirt, water, and pests from damaging the property.

Recommend keeping area free of debris, adding solid covers, and installing sturdy dome covers. This is recommended to prevent water intrusion, to prevent pest intrusion, and for increased child safety. Regular maintenance of window wells is important for the property and for increased safety.



(2) Multiple lintels were rusting, maintenance issue (paint is recommended to prevent further damage).

Lintels are the metal structural component over doors and windows. These are structural components that require maintenance to prevent structural damage to the home.

Recommend prep and paint with paint made to prevent rust on metal. This is recommended to prevent structural damage.

## 2.6 Vegetation Near Structure

**Maintenance recommended, Review by qualified contractor**

There was vegetation close to or touching the structure.

Vegetation close to the structure causes pest issues, water intrusion, prevents inspection, and prevents regular maintenance.

Recommend trimming any vegetation that is close to the structure, further inspection, maintenance, and repairs to prevent water and pest intrusion.

## 2.7 Downspouts

**Maintenance recommended, Review by qualified contractor**

Downspouts were run to underground plumbing.

This plumbing is not visible for inspection and can get clogged.

Recommend maintaining downspout extensions. For underground downspouts a plumber may be needed to clear blockages. This is part of regular maintenance and is recommended to reduce water intrusion issues. Recommend proper covers for all drains and drainage termination to prevent pest access and to prevent debris from getting in. Recommend downspout leaf diverters to prevent leaves from clogging underground plumbing.

## 3.4 Play Equipment And Bodies Of Water (Not Inspected)

**Not inspected**

Swing, swing set, or similar play equipment was on site.

This is not inspected as part of the inspection but can cause safety concerns.

Recommend carpenter to inspect this equipment prior to first use. Recommend blocking access to prevent unwanted or unsafe access. *Recommend inspecting and maintaining this equipment often for safety.*

## 3.6 Driveway

**Maintenance recommended, Review by qualified contractor, Repair or replace, Safety issue**

(1) Driveway was cracked and/or surface damaged.

Recommend driveway specialist to repair, resurface, or re-coat to extend life of driveway.

(2) Trip hazard present (see photo in full report).

*Recommend qualified carpenter to repair for safety.*

## 5.1 Access And Coverings

**Obstructed view**

Access was prevented due to personal items onsite at time of inspection.

Recommend repairing access and further inspection prior to closing.

## 5.2 Overhead Door

**Maintenance recommended, Review by qualified contractor**

Multiple lintels were rusting, maintenance issue (paint is recommended to prevent further damage).

Lintels are the metal structural component over doors and windows. These are structural components that require maintenance to prevent structural damage to the home.

Recommend prep and paint with paint made to prevent rust on metal. This is recommended to prevent structural damage.

## 5.8 Reference Photos And Additional Comments

**Not inspected**

Unknown device or appliance was found (see picture in full report).

Device was not tested or inspected.

Recommend asking current owner about this and testing, maintenance, or repairs as needed. Recommend getting all documentation and checking functions prior to closing.

## 9.3 Windows

**Review by qualified contractor, Repair or replace**

(1) **A skylight was present.**

No water marks or issues were found at time of inspection. Note: issues with skylights are common and can develop over time. Leaks are common and condensation can look like a leak but is repaired differently.

Recommend monitoring for water marks and repairing as needed. Recommend keeping humidity low, especially in bathrooms and rooms with skylights. This is recommended to reduce condensation and related moisture issues.

(2) **One window was cracked.**

Recommend qualified window specialist to repair or replace as needed.

This was found in office.

## 10.2 Doors

**Review by qualified contractor, Repair or replace**

**Bathroom door was present with damaged or non-functional lock(s).**

Privacy locks (the interior ones that are easy to open) are only recommended for bedrooms and bathrooms. We do not recommend locks on interior doors that are not for a bedrooms or bathrooms (closet, hallway, basement, storage rooms, and similar rooms). Privacy locks are recommended for bedrooms and bathrooms for privacy but are not recommended on other doors because a child may lock themselves or someone else into the room. Deadbolt locks and locks that are difficult to open are not recommended on any interior doors for fire safety.

Recommend qualified carpenter to check all doors and replace hardware as needed so they have the correct type of knob for the room usage. This is recommended for normal function, privacy, and **increased safety**.

This was found on main level in 1/2 (half) bathroom.

## 10.5 Bathtubs And Showers

**Appeared serviceable, Obstructed view**

(2) **Access was not found for spa equipment.**

We recommend having access to all pool and spa equipment including but not limited to any shutoffs, plugs, GFCI test and reset buttons, heaters, and motors. Access was not found, did not exist, and/or was hidden from view.

Recommend asking current owner how to access such equipment. Recommend asking for all maintenance and repair history. Recommend maintenance and repairs per manufacturers directions. Recommend adding access as needed.

## 13.0 Dryer Exhaust

**Maintenance recommended, Repair or replace, Safety issue**

**Exhaust material was foil.**

These do not hold up well, tend to leak, and can be an increased fire risk. Dryers produce moisture and lint. Gas dryers also produce products of combustion. Because of this exhaust from dryers that are not properly vented to the outside can damage the property, increase the chances of a fire, and have a negative impact on air quality.

**Recommend qualified siding specialist to replace with more durable metal exhaust vented to the outside for safety and to prevent moisture issues.**

## 13.4 Washer Tested (One Cycle)

**Review by qualified contractor, Repair or replace**

**The washing machine appeared to be the newer energy efficient type. There was visible mold at time of inspection.**

These can smell or grow mold if the door is left closed. There are also special detergents to prevent this. The system may also have settings or cycles you can run to prevent this.

Recommend qualified appliance specialist to repair or replace for normal function.

## 16.1 Coverings Below Grade

**Review by qualified contractor**

(1) **Coverings were installed with the following issues found:**

- Improper clearance to access components of the home.
- Improper clearance to equipment for servicing.
- The floor drain had a wall over it restricting access.
- Electrical had walls built near or over electrical that makes access more difficult.
- In unfinished areas there was drywall that was hung but not finished.

This indicates work was not done to normal professional standards. Professional standards exist for product performance, functionality, and for proper aesthetics.

Recommend getting all paperwork for work done including receipts, warrantee information, and permits.  
Recommend confirming the qualifications of workers and qualified carpenter to review further. Carpenter may discover other defects regarding workmanship and materials.

**(2) Carpet (and similar materials) are not recommended for areas that may get wet, for example, kitchens, bathrooms, and below ground level.**

These areas are often subject to moisture. These types of coverings are not recommended for wet areas because they can easily get water damaged and cause air quality issues.

Recommend monitoring for water intrusion and qualified installer to replace with a more water-tolerant covering to prevent moisture related issues.

### 16.3 Structure

**Appeared serviceable, Obstructed view**

**Wood I-beams or wood I-joists were in use. These are stronger and lighter than dimensional lumber but there are some disadvantages.**

Damages to wood I-beams and I-joists are often associated with notching of the flanges (top and lower wood strips) or misapplication of the manufacturer's web hole information. This type of construction is typically more susceptible to water damage than traditional construction. Designing a repair for engineered components can be difficult and requires an understanding of the specific product, adhesives, and fasteners that may not be familiar to many designers. Most manufacturers are helpful and able to provide specific advice regarding fixes for their products.

We strongly recommend consulting with the manufacturer if or when any repairs are needed and only having qualified contractors to do the repairs.

### 16.5 Drain At Lowest Level

**Review by qualified contractor, Repair or replace**

**Access to equipment was limited by wall built blocking access. Equipment was partially inspected.**

Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

## Electrical Summary

### 1.1 Outlets And Electrical

**Obstructed view**

**GFCI outlet was not working.**

Recommend asking current owner about this, checking for sensors or switches in unusual (or covered) locations, and qualified electrician to repair or replace as needed for normal function.

This was found at front.

### 1.2 Electric Service

**Appeared serviceable**

**Ground connections (appeared to be low voltage) were not connected.**

Recommend electrician to evaluate further and repair as needed for safety.

### 7.1 Doorbell At Front

**Not inspected**

**A Camera system was installed.**

This was not tested.

Recommend getting manual for all such systems and confirming features as needed or desired. Recommend asking current owner for a demonstration and testing functions prior to closing.

### 10.1 Electrical

**Appeared serviceable**

**Note, for your information: Each ceiling fan appeared to have different controls (different brands and different remotes).**

This can be a minor annoyance because each remote operates differently.

Recommend checking any features for the fans that you are concerned about and upgrading to all one type of fan and or remote as needed or desired.

## 14.2 Electrical Panel

**Review by qualified contractor**

**Access to equipment was limited by walls built too close to the panel (30 inches by 36 inches is recommended around all electrical panels). Equipment was accessed for inspection.**

Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

## 14.4 Detectors

**Maintenance recommended, Safety issue**

**Age of detectors was unknown and they may be over 10 years old.**

Detectors (smoke, carbon monoxide, and/or fire) are recommended for all homes for safety.

Recommend adding or replacing detectors at time of move in and every 5-10 years per manufacturer's specifications. Recommend smoke detectors for kitchens, bedrooms, and each floor. Recommend CO detectors for bedrooms and near gas appliances. Recommend testing regularly and replacing batteries or detectors as needed.

***This is recommended for all homes for safety.***

## 14.5 Electrical Devices

**Obstructed view, Review by qualified contractor, Repair or replace**

**Access to equipment was limited by wall built blocking access. Equipment was partially inspected.**

Restricted access can impact inspection, maintenance, repairs, and when replacement is needed. Making these tasks more difficult increases the effort and cost to have them done.

Recommend consulting with qualified contractors regarding options for proper access.

## 16.7 Pumps

**Review by qualified contractor, Repair or replace, Safety issue**

(1) **Battery backup system for sump pump electrical was connected using an extension cord.**

Recommend qualified electrician to assess and repair or replace **for increased safety**. Recommend testing equipment often to prevent water damage. Recommend regular maintenance. Recommend cover that seals but has a view window for inspection and can be removed for testing, maintenance, repairs, or replacement.

(2) **Note, the sump pump had a PVC pipe and plug to cover a hole that was not used.**

There is a plug made for this purpose. Recommend upgrading to the correct one when any other plumbing work is being done. The PVC pipe did appear to be working (prevents air quality issues from the pit, standing water, and drain tile).

## Heating and Cooling Summary

### 1.4 Central Air Conditioning (AC)

**Appeared serviceable**

**The air conditioning system currently uses R-22 type of refrigerant.**

In 2010 the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant has been estimated to be complete by the year 2020. Existing units using R-22 can continue to be serviced with R-22 but the cost of doing so has been increasing as R-22 becomes more and more difficult to obtain. New systems utilize non-ozone-depleting refrigerants such as 410-A.

Note, this can increase cost of repairs or cause you to have to replace equipment that could have been repaired if R-22 was not being phased out.

### 2.8 Wall Penetrations

**Review by qualified contractor, Repair or replace**

**PVC pipe was terminated in a way that may let in pests.**

Exhaust/air intake was used for gas appliances via PVC piping. Issues with these pipes can create safety concerns when operating gas appliances.

Recommend qualified plumber or heating contractor to repair for proper operation and increased safety.

### 17.2 Central Heating System

**Maintenance recommended, Review by qualified contractor, Repair or replace, Safety issue**

(1) **Heating equipment was installed that did not appear to be installed by qualified professionals and/or was not up to normal professional standards. For example:**

- The air intake for the unit was missing proper connections. This is a safety issue because a child or even an adult could put their hand inside the equipment. (Picture 1)
- Linesets were not properly insulated (causes condensation and water damage). (Picture 2)
- Where PVC was installed for the furnace exhaust the pipe was coextruded core. This is also known as foam core. It is approved for DWV but is not approved for exhaust (it is not made to handle the heat that comes out of exhaust). It can melt and leak products of combustion into the home. This is a safety risk. (Picture 2)
- Strapping was not properly installed. (Picture 4, 5, 9)
- Staples were used for the strapping for both the ductwork and also for electrical (low voltage control lines). (Picture 3)
- The electrical for the controls was left exposed. (Picture 3)
- Connection for make up air was not connected to the outside. (Picture 12)
- Flexible ductwork was used between runs of solid ductwork (solid to flex to solid). This is unusual and not best practice. (Picture 4, 10, 11)
- Attic installation was not done to normal standards of practice. Picture 6 was taken from the attic hatch. There is no safe way to get to the furnace in the attic (no walkway and a lot of obstacles that were installed as part of the furnace installation). The current installation is not safe to access for inspection, maintenance, or servicing. (Picture 8)
- The attic installation was on bricks with no visible fasteners. Normally this equipment hangs from the rafters overhead. The current installation may create noise and vibration and may damage coverings because the ceiling structure is not made to support equipment installations. The rafters are designed for static and dynamic loads such as equipment installation.

Recommend getting all paperwork for work done including receipts, warrantee information, and permits. Recommend confirming the qualifications of workers and qualified installation specialist to review further. Specialist may discover other issues, including safety issues.

(2) **Equipment was dirty at time of inspection.**

This can damage the equipment and it indicates that regular maintenance and inspection by a qualified heating contractor is overdue.

Recommend qualified heating and cooling specialist to clean equipment, perform all needed maintenance and repairs, and provide a written assessment of the current condition prior to closing. ***This is recommended to extend life, improve operation, and for increased safety.***

## Plumbing Summary

### 1.0 Hose Connections

**Review by qualified contractor, Repair or replace**

**Hose bib was leaking when in use.**

A hose bib is plumbing that allows you to connect a hose. Older hose bibs are not frost free and it is recommended that they be turned off from inside for the winter to prevent frozen pipes and water damage.

Recommend asking current owner about this and qualified plumber to repair or replace to prevent water damage.

This was found at back.

### 1.3 Gas Main/Meter

**Maintenance recommended**

**The gas meter or pipes were rusted.**

This can over time develop into a leak.

Recommend qualified plumber to replace or paint rusted components.

### 1.5 Other Gas And Plumbing

**Not inspected**

**Lawn sprinkler system was installed.**

These are not inspected as part of a standard home inspection.

Recommend asking current owner for demonstration prior to closing. Recommend reading manuals. Recommend asking current owner, installer, or sprinkler contractor about seasonal maintenance, testing, and repairs as needed.

Recommend making sure it does not spray water on, or too close to, the home. This is recommended to prevent water damage to the home.

Note, an RPZ (Reduced Pressure Zone) assembly or device may be needed. Recommend asking current owner about this, asking town about requirements, and a qualified plumber to add the correct type of device as needed to match the towns current requirement. This is recommended to prevent backflow from a sprinkler system into the potable water supply.

#### 10.4 Toilets

**Review by qualified contractor, Repair or replace**

**Toilet was loose and may need new wax ring.**

Recommend qualified plumber to repair or replace to prevent water damage.

This was found at all bathrooms on the upper floor.

#### 10.5 Bathtubs And Showers

**Appeared serviceable, Obstructed view**

(1) **Spa jets were not working.**

Recommend qualified plumber to repair or replace for normal function.

#### 11.9 Dishwasher

**Review by qualified contractor, Repair or replace, Safety issue**

**The dishwasher waste line did not appear to be installed correctly (no high loop and no air gap separator found).**

For all dishwasher installations we recommend either having a high loop installed (see photo) or an air gap separator. The purpose of connecting the dishwasher waste this way is to prevent a cross contamination of sewer waste from entering the dishwasher and contaminating clean dishes.

***Recommend qualified plumber to repair for safety.***

#### 13.3 Washer Plumbing

**Review by qualified contractor, Repair or replace**

**No drain or pan was visible.**

A pan, drain, or both are recommended to reduce the damage if a leak develops. This is recommended for all large appliances that use or produce water.

Recommend qualified plumber to add pans under large appliances that may leak and do not have a drain near them.

#### 15.2 Plumbing Distribution

**Review by qualified contractor, Repair or replace**

**Multiple plumbing pipes were loose or not well secured (see photo in full report).**

Proper strapping is important to prevent leaks, corrosion, sagging pipes, damage to the system, and for proper function.

Recommend qualified plumber to assess further and add proper strapping and/or replace to prevent leaking and loose pipes.

This was found on lower level.

#### 15.3 Plumbing Drain Waste Vent (DWV)

**Review by qualified contractor, Repair or replace**

**Multiple plumbing pipes were loose or not well secured (see photo in full report).**

Proper strapping is important to prevent leaks, corrosion, sagging pipes, damage to the system, and for proper function.

Recommend qualified plumber to assess further and add proper strapping and/or replace to prevent leaking and loose pipes.

This was found on lower level.

#### 15.5 Water Heater (WH)

**Maintenance recommended**

(1) **Water heaters require regular maintenance. It is common for people to overlook this manufacturer required maintenance.**

Recommend getting and reading all manuals before closing (this is recommended for all equipment). Recommend qualified plumber to clean and perform any and all required maintenance. Recommend following maintenance recommendations from manufacturer. Depending on the equipment, maintenance could be replacing or cleaning filter(s) or turning off the system and flushing it. Sometimes this maintenance can be done by the home owner and sometimes professionals are required. Recommend checking the temperature at fixtures and adjusting settings as needed for your comfort and for safety (to avoid a scald risk) This is a general recommendation for all real estate transactions and for all properties.

(2) **Water heater was older than 10 years and is past expected life.**

The national average expected life of most water heaters is 10 years.  
Recommend qualified plumber to replace or budgeting for replacement.

## Roof and Attic Summary

### 12.1 Damper, Combustion Exhaust, And Make Up Air

**Maintenance recommended, Review by qualified contractor, Repair or replace**

**Damper was rusted.**

A damper is opened to vent products of combustion for safety. Closing the damper when not in use is recommended for better heating and cooling. Opening the damper when using the device is strongly recommended for safety to allow products of combustion to leave the property.

Recommend qualified chimney sweep to inspect further and repair **for safety** and energy efficiency.

This was found on main level.

This was also found on lower level.

### 12.2 Accessories

**Review by qualified contractor, Repair or replace**

**Multiple accessories were missing including but not limited to: Spark screens.**

For a fireplace to be safe and functional certain accessories are expected to be present. These include a spark screen or glass doors, a wood rack for wood burning fireplaces, gas logs for a gas log fireplace, a key to turn on the gas, and other similar accessories depending on the type of fireplace and your usage. Without these accessories the fireplace is not in safe usable condition.

***Recommend qualified chimney sweep to replace missing accessories, inspect the flue, and test the fireplace for normal operation and for safety.***

This was found on lower level.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood-damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer, secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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