



## Inspection Report

**Vintage single family home example  
Chicago IL**

**Client's Name:**  
Michelle Teague



**All About Homes, LLC**

**Michelle Teague 450.0001071  
1725 W. Granville Ave.  
Chicago, IL 60660  
312-371-7414 Phone  
[www.allabouthomeschicago.com](http://www.allabouthomeschicago.com)  
[michelle@michelleinspects.com](mailto:michelle@michelleinspects.com)**

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# General Summary



**Property Inspected**  
Vintage single family home example  
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## 2. Exterior

### M. Catch Basin/Sewer Line

#### Repair/Replace



(3) We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.

## 3. Roofing, Gutters and Drainage

### A. Grading

#### Repair/Replace



The land on all sides of the home is basically flat at the foundation. Ideally the land should slope away from the foundation as far as possible. However in the city where homes are close together it is difficult to create a strong positive grade. The following grading issues were noted:

- North - water can run into the enclosed back porch area and sit on the foundation. Seal the base of siding as much as possible to prevent water from getting trapped under the porch.
- East - as noted previously, the walkway needs to be sealed where it meets the foundation so water does not accumulate in the crack between the foundation and walkway.
- South - the landscaping is creating drainage issues. Trim and remove vegetation to allow water to drain away from the home.
- West - the landscaping is also creating drainage issues on the west side. We recommend removing most vegetation along this side of the home and possibly adding either a walkway or a drainage system to move water away from the foundation.

Consult with a qualified basement water proofing contractor to address grading issues so that basement seepage is reduced.

### F. Roof Age

#### Inspected/Satisfactory, Questions/Information



Please provide the roof warranty to the buyer.

## 6. Garage

### B. Garage Siding

#### Deferred Maintenance

-  The garage siding is older and in need of repair or replacement. The wood is deteriorating and there are many gaps in the siding that are allowing water into the garage. Consult with a qualified siding contractor to determine if it will be less expensive to install new siding or restore the existing siding.

### K. Garage Floor

#### Repair/Replace

-  The garage slab is in very poor condition. The only real way to address the cracking and settling is to remove the existing concrete and pour a new slab. If the slab is to be replaced it will likely be cheaper to tear down the garage and rebuild then to try and repair all the other items in this section.

### L. Overhead Door

#### Safety Concern

-  (1) The overhead door for the garage is not running smoothly on its track. Consult with a garage door contractor to adjust this door.

Once the door is adjusted test the electronic eye and the pressure reverse. We did not test these because the door was running so roughly.

-  (2) The springs for the garage door need safety cables installed. Safety cables are metal wires that run through the middle of the springs and attach at the ends. If the spring breaks and safety cables are installed then the springs cannot damage anyone or anything in the garage. Install safety cables.

## 7. Electrical System

### G. Number of Spares

#### Deferred Maintenance, Not Present

-  The 100-amp electrical panel is over utilized (there is actually 1 more circuit here than there should be because of the mini-breaker). When the attic or basement are finished expect to upgrade this to a larger panel (likely 200-amps). The existing box will probably not be able to handle the existing demand. Consult with a qualified electrician to perform a load calculation to determine if the exterior wires to the house need to be upgraded and to determine how large the new panel should be.

### I. Conduit

#### Deferred Maintenance

-  (1) Most older homes that have not been fully renovated still have some original wiring. Because we cannot see in the walls, we cannot determine the full extent of the original wiring. We were able to see the conduit for cloth wiring throughout the basement and attic, which indicates that most of the wiring in the home is likely original. We recommend further evaluation of the older wiring by a licensed electrician to determine the condition and need for replacement of this wiring. Expect update significant amounts of wiring in this home.

In general, it is very important that old wiring not be overloaded. When the power draw is too high on old wiring, the wires can become brittle and fray in the walls. This can lead to arcing (sparking) and fire. It is important that all wiring be upgraded in the areas where there is heavy electronic usage (offices, kitchens, entertainment areas etc).

-  (2) Romex wiring has been used throughout the basement and the underside of the enclosed back porch. Romex is not allowed in Chicago. Recommend replacing all romex in the home with wiring that is in solid metal piping.

-  (3) The wiring under the back porch is in poor condition. Consult with a qualified electrician to add properly grounded circuits that run in solid metal conduit. Romex should not be used and wiring should not run out of light fixtures. See photo

### J. House Wiring Type and Condition

#### Safety Concern

-  (1) Add covers over all exposed wiring throughout the home. All switch boxes, outlets and junction boxes should be covered so that no wiring is exposed.
-  (2) Aluminum branch wiring was noted inside the electrical panel - 1 circuit on right side, 3rd breaker down. Aluminum wiring should not be used on the branches that run through the walls to switches, outlets and fixtures because it can overheat. Consult with a qualified electrician to remove all aluminum branch wiring.

### K. Undersized Wiring

#### Safety Concern

-  Undersized wiring was noted in the electrical panel. It is important that each breaker size have the proper corresponding wire size (in other words, bigger breakers need bigger wires). If a wire is undersized in relation to the breaker, the breaker will not trip fast enough and this is a safety concern. Consult with a qualified electrician to correct all wiring so that the wire sizes and breaker sizes correspond properly.

1 under-sized wire - left side 3rd down

## 8. Plumbing and Water Heating Systems

### D. Supply Pipe Condition

#### Deferred Maintenance



(1) It appears that all of water supply plumbing in this home is galvanized steel. This type of plumbing is very common in older homes. Galvanized plumbing will corrode inside the piping. As a result, the pipe becomes smaller and water pressure is reduced. Most old homes with galvanized plumbing will have noticeable water pressure reductions when multiple plumbing fixtures are operated simultaneously. Some homes have generally low pressure even when only one fixture is operating. As the piping continues to age, water pressure reductions will continue. Galvanized plumbing is also prone to leaking as the interior corrosion makes its way through the piping. Monitor for leaking and water pressure changes. Expect to replace the galvanized plumbing with copper plumbing as it continues to age.

### F. Vent Pipe Condition

#### Repair/Replace



The kitchen drain does not appear to be properly vented in the main kitchen stack. A vent has been added on the line that releases into the basement. Why was this done? Consult with a qualified plumber to evaluate and repair as necessary.

### J. Water Heater Condition

#### Deferred Maintenance



The average life of a water heater is 7 to 10 years. This tank is beyond this age. Expect to repair and/or replace this water heater at anytime. Monitor for corrosion, leaking and deterioration.

### K. Water Heater Flue Condition

#### Safety Concern



The water heater flue should increase at least 1/4 inch per foot. This flue turns downwards where it enters the chimney. This can lead to improper drafting. Consult with a qualified plumber to properly pitch this flue.

## 9. Boilers

### K. Boiler Safety Controls

#### Safety Concern, Deferred Maintenance



The pipe extension that should run from the temperature pressure relief valve to the floor is too short and it bends so that water could be released onto people. Please extend this pipe so that it is no more than 6 inches from the ground and it is a straight pipe. If there is a near-by floor drain or drip pan, then the pipe should be extended into one of these facilities.

### M. Operation

#### Repair/Replace



Boilers should be serviced annually before heating season begins. A proper tune-up and cleaning should include vacuuming the interior of the machine. This machine does not appear to have been serviced within the past year, so a full tune-up and cleaning is recommended by a licensed and qualified HVAC contractor.

## 10. Basement

### B. Environmental Concerns

#### Safety Concern

-  (1) The floor tiling in the basement may contain asbestos. Please consult with a qualified environmental testing company to determine if these tiles contain asbestos. Asbestos floor tiling was common in the 1940's and 50's. Most asbestos floor tiles are either of a 9x9 or 12x12 size. Typical protocol requires either covering the floor tiles (without nailing into them) or removing them. Follow all federal laws when removing or handling asbestos materials.
-  (2) A small amount of a possible mold-like substance was visible on some ceiling joists. This is likely from ongoing high humidity levels due to poor ventilation and foundation seepage. Consult with a qualified mold remediation contractor to determine the best way to manage this substance.

### C. Foundation

#### Significant Repair/Replace, Deferred Maintenance

-  It is very common for there to be evidence of seepage in old foundation walls. Seepage generally occurs because of poor exterior grading and foundation deterioration. The presence of efflorescence on the walls (white mineral deposits) is an indication of ongoing seepage. We do not recommend finishing basement walls where seepage is occurring because the moisture can cause mold growth on wall board. Consult with a qualified basement water proofing contractor to determine the best ways to reduce seepage for this property. Photos show examples of heavy seepage on the south and west walls. We could not see the east wall because of the wall finishes.

## 12. Fireplaces

### F. Flue Condition

#### Repair/Replace, Questions/Information

-  It appears that the flue is blocked off above the damper so this fireplace should be considered decorative. Consult with a qualified chimney sweep to determine the extent of repairs necessary to restore this to a wood burning fireplace.

## 13. Bathrooms

### I. Electrical Outlet Condition

#### Safety Concern

-  GFI protection is required on all bathroom outlets. Install GFI protection on the outlet.

## 14. Kitchen

### H. Electrical Outlet Condition

#### Safety Concern

-  GFI protection is required on all counter top outlets. Add GFI protection.

## 15. Interior

### G. Window Condition

#### Questions/Information



(1) Most of the windows in this home are vintage/original. Vintage windows are often not replaced because of the associated expense and because of their classic look. Expect that vintage windows will have any or all of the following issues: won't open/close properly, won't stay open, missing ropes/chains, cracked glass, missing storms, missing screens and deteriorated wood frames. Also expect that all vintage windows will be poorly insulated around the frames and that the single-paned glass will allow cold air inside. Expect to replace or restore the vintage windows as they continue to age and deteriorate.

## 18. Attic

### C. Roof Decking/Sheathing Condition

#### Safety Concern



There is a significant amount of a mold-like substance present throughout the attic sheathing. This type of growth can occur because of ice damming in the winter and/or high humidity levels in the summer. See notes in the Insulation and Ventilation Sections for more information regarding ice damming and moisture levels in attics. Once all moisture related issues are resolved in the attic, consult with a qualified mold remediation contractor to address the existing substance throughout the attic space.

### E. Insulation Amounts

#### Repair/Replace



Attics in this part of the country should have an insulation level at or near R-38. This attic does not appear to have this much insulation (some areas have very little insulation and other areas have a level close to R-19 or R-22). Attic insulation should generally be present in the floor of the attic so that heat from inside the home does not rise into the attic. If an attic becomes too warm in the winter because of heat loss from the home, then ice damming will likely occur at the gutters. Ice damming occurs when heat in the attic melts the snow on the roof. The melting snow re-freezes when it hits the gutter and soffit areas because there is no more heat loss from the attic. Ice damming can damage the roof, soffits and gutters, lead to interior leaking and cause the formation of dangerous icicles. Consult with a qualified contractor to add the proper amount of insulation to this attic.

### F. Ventilation

#### Repair/Replace



Attics should be roughly the same temperature as the outdoor temperature. Insufficient ventilation in attics can cause moisture build-up and mold growth in the summer and it can cause ice damming in the winter.

The ventilation in this home does not appear to be sufficient because the soffit vents are blocked. Consult with a qualified contractor to add baffles so that air can flow through the soffit vents. Also be sure to use the fan in the summer. (Picture 1)

<b>Date:</b> 7/12/2011	<b>Time:</b> 12:50 PM	<b>Report ID:</b> 20110712b
<b>Property:</b> Vintage single family home example Chicago IL	<b>Customer:</b> Michelle Teague	<b>Real Estate Professional:</b>

### **Comment Key or Definitions**

The following definitions apply to this report. All comments should be read and considered before the close of attorney review. All items in need of repair or replacement should be further evaluated by a qualified and licensed contractor. We recommend obtaining at least three estimates and opinions before contracting for any major repairs. Please consider all costs for further inspections as well as the actual repair/replacement costs prior to the close of the attorney review period.

**Inspected/Satisfactory (SAT)** = We were able to visually inspect the majority of the component and it appeared to be functioning within normal limits.

**Significant Repair/Replace (SIG)** = Expect repair or replacement costs to exceed \$2000. Obtain at least three estimates prior to contracting for work.

**Repair/Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Costs for items in this category generally range from \$300 to \$2000.

**Minor Repair/Replace (MIN)** = Minor repairs or replacement may be necessary. Items in this category will generally cost less than \$300 to correct.

**Deferred Maintenance (DM)** = This indicates that a significant component or system will likely need repair or replacement anytime within the next five years. We recommend obtaining cost estimates now to allow for proper budgeting.

**Questions/Information (QU)** = We recommend obtaining the answers to these questions prior to the close of attorney review.

**Not Inspected (NI)** = We were unable to inspect this item, component or unit. Therefore no statement can be made about its ability to function as intended.

**Not Present (NP)** = This item, component or unit is not present on this property.

### **Important Note - Inspection Summary and Report**

The summary page of this report is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Pre-Inspection Agreement and the Overview to a Home Inspection, must be carefully read to fully assess the findings of the inspection. The summary page is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by an attorney or real estate agent.

We highly recommend that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated and repaired by a licensed/qualified contractor PRIOR TO THE CLOSE OF ATTORNEY REVIEW. Further evaluation PRIOR to the close of attorney review is recommended so a licensed professional can further evaluate our concerns and inspect the remainder of the components/systems for ADDITIONAL concerns that may be outside our area of expertise or the scope of a home inspection. Please call our office for any clarifications or further questions.

Additionally, please excuse any typos that may be found in this report. In the interest of everyone's time during the inspection we are unable to correct all typographical errors during the inspection.

### **Inspection Versus Warranty - An Inspection Is Not A Warranty**

A home inspection is just what the name indicates, an inspection of a home. The purpose of the inspection is to determine the condition of the various systems and structures of the home at the time of the inspection. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will identify every minute defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home at the time of the inspection. This opinion is arrived at by the best technical methods available in the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer or home owner that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that All About Homes has provided is an inspection. We make no warranty of this property. If you would like warranty coverage, consult with your real estate agent or directly with a home warranty company.

**General Comments:**

Please provide the roof warranty.

**Type of building:**

Single Family (1.5 story)

**Style of Home:**

Bungalow

**Occupancy:**

Occupied

**Approximate age of building:**

81 to 100 Years

**Addition Visible:**

Enclosed back porch

**Home/Building Faces:**

South

**Temperature:**

56 to 99 degrees

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Yes

**In Attendance:**

Client, Client's agent, Seller's agent

**Standards of Practice:**

ASHI American Society of Home Inspectors, Illinois

**Inspection Fees:**

\$150 Per Hour, Final Price To Be Determined

# 1. Grounds

SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									<b>A. General Access</b> <b>Access:</b> Able to access all sides
			<input checked="" type="checkbox"/>						<b>B. Walkways</b> <b>Walkways:</b> Concrete, Seal where walkway meets foundation Seal the east walkway where it meets the building's foundation. This will help prevent water from seeping into the foundation. Wider joints should be cleaned and filled with expansion foam or a backer rod and then caulked.
<input checked="" type="checkbox"/>									<b>C. Steps</b> <b>Steps:</b> Concrete, Wood
<input checked="" type="checkbox"/>									<b>D. Patio</b> <b>Patio:</b> Pavers
			<input checked="" type="checkbox"/>						<b>E. Porches</b> <b>Porch:</b> Enclosed back porch - no view of structural elements (1) The back porch has been enclosed and most of the structural elements are covered and not visible for inspection. Older porches typically do not have adequate structural bracing - for example on this porch all of the joists need to be connected to the beams/ledger board with joist hangers instead of nails. Consult with a qualified decking contractor to add bracing to connect all structural elements so that the porch meets current safety standards. Replace all deteriorated wood as necessary.  There is very little insulation between the joists under the back porch. As a result the floor above will likely be cold in the winter. Install more insulation.  The photo shows a new beam and columns that were added to support the back porch. This appears satisfactory.

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SAT SIG SAF RR MIN DM QU NIV NP Items



E. Picture 1

(2) There is an old chemical storage drum under the back porch. Remove this drum according to proper disposal requirements for the type of material it holds/held.



E. Picture 2

(3) It appears that animals have been getting under the siding around the back porch area. See photo. Seal the lower edges of the foundation so that animals cannot enter this area. It may be necessary to add a short concrete or brick 'foundation' that the siding then attaches too so that animals can't dig in the dirt.



E. Picture 3

(4) The land under the enclosed back porch area is dirt. Expect this area to be damp and humid. This can attract creatures and wood boring insects as well as lead to mold growth. Consider either adding a vapor barrier over the dirt and/or venting this area to help improve air flow (after more insulation is added).

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
			⊗						<b>F. Decks</b> Additional bracing is also recommended under the back stairs - all unsupported joists need to be supported by joist hangers. Replace deteriorated wood as necessary.
⊗									<b>G. Handrails</b> <b>Handrails:</b> Wood, Brick
					⊗				<b>H. Fencing</b> <b>Fencing:</b> Wood, Older, Cannot determine what fencing belongs to this home  (1) The wood fencing along the east side of the home is older and in poor condition. Expect to replace.  (2) It is not always possible to determine which parts of the fence belong to this property and which parts belong to neighbors. Check the survey that will be provided at closing for property line information.

**SAT SIG SAF RR MIN DM QU NIV NP Items**  
 SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

## 2. Exterior

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
⊗									<b>A. Additions</b> <b>Additions:</b> Enclosed back porch
							⊗		<b>B. Exposed Foundation</b> <b>Exposed Foundation:</b> Brick, Parged  The base of the exterior walls have been parged. This means that a thin layer of mortar has been applied over the bricks. The idea is to allow the mortar to absorb the water. The mortar will deteriorate over time but this should protect the bricks beneath. Monitor the parging for deterioration and re-parge as necessary. We cannot evaluate the masonry condition underneath the parging.  Parging deterioration is noted on the east wall near the north side. It appears that the parging is about to fall off the wall in this area.
			⊗		⊗				<b>C. Masonry/Stucco</b> <b>Masonry/Stucco:</b> Brick, Lintels wrapped and caulked, Tuck pointing not adhered properly, Deteriorated bricks and mortar, Parging present

**SAT SIG SAF RR MIN DM QU NIV NP Items**

(1) The windows and doors on the face-brick sides of the home have steel lintels that support the masonry above the openings in the walls. The area above windows and doors is a natural drainage point for a masonry wall. Therefore it is important that water inside the walls be able to escape above the doors and windows. When the steel lintels are wrapped with aluminum and then caulked, as they have been on this home, water can become trapped on the lintels which leads to premature failure of the lintels. We recommend that all caulking be removed so that the lintels can "breathe". Consult with a qualified mason to make all repairs.

(2) Tuck pointing refers to the process of repairing and replacing deteriorated mortar between bricks. There are two ways to tuck point a building. The most common method is to apply new mortar over the existing mortar. This cost is approximately \$2 per square foot. Unfortunately, when this is done, the new mortar will not adhere well to the old mortar and is likely to fall off the walls in a relatively short amount of time. The top layer of mortar will deteriorate most quickly at the tops and bottoms of the walls as well as above and below the windows (deterioration occurs in these areas because water collects on these parts of the walls). When tuck pointing is performed without removing the old mortar first, ongoing repairs should be expected. The building inspected in this report was tuck pointed in this manner.

The better way to tuck point is to grind out old mortar and then apply new mortar. The cost for this method is typically around \$10 per square foot. When masonry is repaired in this manner, the new mortar can last for decades. We recommend that any further tuck pointing be completed by removing the old mortar and then installing new mortar.

(3) Given the age of the building, typical deterioration was noted in the home's bricks and mortar. Brick deterioration was noted in the NW corner of the home and under some of the windows. Cracking was noted on the front brick railing for the stairs (see photo). Consult with a qualified mason to replace all deteriorated bricks. The mortar should be tuck pointed by grinding out old mortar and installing new mortar.



C. Picture 1

(4) Fill the hole in the wall behind the AC condenser.

| | | | | | | | **D. Siding**

**Siding Material:** Aluminum

| | | |  | | | | **E. Soffit/Fascia**

**Soffit/Fascia:** Aluminum, Wood, Exposed wood

The wood around the edge of the soffit (roof decking) is exposed slightly at the back dormer. This is generally plywood or 1x sheathing board which is susceptible to rot. Consult with a qualified roofer or siding contractor to properly wrap all exposed wood in the soffit areas.

| | | |  | | | | **F. Trim**

**Trim:** Wood, Limestone, Metal, Needs scraping and painting

The wood trim needs scraping and painting on the old window frames. When paint becomes loose or is missing the wood beneath will get wet and deteriorate. Scrape and repaint all wood trim as necessary.

| | | | |  | | | | **G. Windows**

**Exterior Window Frame Material:** Wood, Needs scraping and painting

As noted in the Interior Section, most of the windows in the home are original and in poor condition. Expect these windows to be drafty and possibly leaking. Scrape and repaint the frames to help reduce deterioration. Expect to either restore or replace these windows.

| | | | |  | | | | **H. Caulking**

**Caulking:** Poor condition

The caulking on the exterior of the home is in poor condition. Caulking is important because it keeps moisture out of the home and improves the efficiency of the home. We recommend removing and replacing all caulking on the exterior of this home.

| |  | | | | | |

**I. Exterior Fixtures**

**Exterior Fixtures:** Present, Exposed wiring

Re-mount the front entry light so that wiring is not exposed.

| | | | | | | |

**J. Exterior Outlets**

**Exterior Outlets:** None

| | | | |  | | |

**K. Water Spigots**

**Water Spigots:** Present, Recommend anti-siphon device, Recommend anti-frost device, Be sure to shut off in winter

(1) We recommend adding an anti-siphon spigot head on each water spigot. This will prevent contaminated water from being siphoned into the home's main water supply.

(2) We recommend adding anti-frost spigot heads on all outdoor spigots. These will prevent the pipes from freezing in the winter.

(3) Be sure to turn off all interior water shut-offs to spigot heads before the first frost. Open the exterior spigot heads to drain the water lines and prevent frozen piping.

| | | | | | | |

**L. Dryer Exhaust**

**Dryer Exhaust:** Satisfactory

| | |  | | | | |

**M. Catch Basin/Sewer Line**

**Catch Basin/Sewer Line:** Present - active, Recommend scoping drain lines, No trap present

(1) This home was built with a catch basin that is still in use. Catch basins were originally built to manage water from downspouts, kitchen and laundry facilities. The catch basin is connected to the main drain line under the home. The basin and the main drain line are owned by the property owner until the line connects with the city drains past the parkway. Catch basins needs to be cleaned regularly, usually annually or bi-annually.



M. Picture 1

(2) The drain line in the catch basin no longer has a trap. This will allow debris in the basin to run through the drain line. We recommend adding a trap on this drain line. Consult with a qualified plumber to install a trap.

📌 (3) We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.

☒ | | | | | | | | **N. Gas Meter**  
**Gas Meter:** Basement

☒ | | | | | | | | **O. Electric Meter**  
**Electric Meter:** East

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| | | ☒ | | | | | **A. Grading**  
**Grading:** Buildings close together, Flat - all sides

 The land on all sides of the home is basically flat at the foundation. Ideally the land should slope away from the foundation as far as possible. However in the city where homes are close together it is difficult to create a strong positive grade. The following grading issues were noted:

- North - water can run into the enclosed back porch area and sit on the foundation. Seal the base of siding as much as possible to prevent water from getting trapped under the porch.
- East - as noted previously, the walkway needs to be sealed where it meets the foundation so water does not accumulate in the crack between the foundation and walkway.
- South - the landscaping is creating drainage issues. Trim and remove vegetation to allow water to drain away from the home.
- West - the landscaping is also creating drainage issues on the west side. We recommend removing most vegetation along this side of the home and possibly adding either a walkway or a drainage system to move water away from the foundation.

Consult with a qualified basement water proofing contractor to address grading issues so that basement seepage is reduced.

| | |  | | | | | **B. Landscaping**

**Landscaping:** Ivy, In contact with home, Landscaping creates drainage concerns

(1) Wall ivy, while attractive, can cause damage to bricks and siding. Additionally, ivy can cause water intrusion to occur around window frames and soffits. Ivy holds moisture against already porous brick or wood and causes premature deterioration. Additionally, the ivy 'feet' suction to material like mortar and cause it to become loose. We recommend removing ivy from all exterior surfaces.

(2) Some landscaping is in contact with the walls of the home. Vegetation can damage the facing of the home and hold moisture against siding or masonry. We recommend removing or trimming all vegetation that is in contact with the home.

(3) As noted above, the landscaping is creating possible drainage concerns along the foundation on the west and south sides of the home. The landscaping and grading should always allow water to move away from the foundation. Adjust the landscaping as necessary so that roots will not hold water close to the foundation and so that the land slopes away from the home.

| | | |  | | | | **C. Gutters**

**Gutters:** Aluminum, Warped/damaged

**Gutter/Downspout Approximate Age:** Newer

The gutters on the home appear to be slightly warped/bent along the edges. The most common cause of this type of damage is ice damming. Ice damming generally occurs because of poor insulation

and ventilation in the attic space. See Attic Section of this report for more information.



**D. Downspouts**

**Downspouts:** Aluminum



**E. Roof Condition**

**How Inspected Roof/Gutters/Downspouts:** Ground with binoculars

**Extent View of Roof/Gutters/Downspouts:** Obstructed view, Obstructed by trees, Too steep to walk on roof

**Roof Style:** Flat, Hip

**Roofing Material:** Architectural asphalt/fiberglass, Modified bitumen

**Roof Condition:** Raised shingles, Waviness/soft spots visible from ground

(1) Several shingles are raised/lifting on the west side of the roof. We could not determine why these shingles are out of place. Consult with a qualified roofer to make necessary repairs to these shingles.

(2) Raised and lowered areas are visible on the roof. This is likely because the rafters are small (2x4's) and spaced widely. We recommend adding collar ties and possibly additional rafters to help support the roof decking prior to finishing the attic space. Consult with a qualified contractor.

(3) Because we could not walk on the roof our inspection is very limited. Our view of the east side of the roof was the most limited by tree branches and the close proximity to the neighbor's home.



**F. Roof Age**

**Roof Approximate Age:** 6-10 years

 Please provide the roof warranty to the buyer.



**G. Roof Layers**

**Number of Roofing Layers:** One



**H. Flashings**

**Flashing Materials:** Metal/aluminum

**Flashing Condition:** Satisfactory



**I. Roof Venting**

**Roof Venting System:** Attic fan, Gable vents, Ridge vent, Soffit vents



**J. Valleys**

**Valley Materials:** Asphalt, Modified bitumen



**K. Plumbing Vents**

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

**Plumbing Vents:** Lead

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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## 4. Chimneys

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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| <input checked="" type="checkbox"/>   |  |  |  |  |  |  |  |  |                                     | <b>A. Chimney General</b> |
| <b>Number of Chimneys for Home:</b> One, Boiler, Water heater, Fireplace  |  |  |  |  |  |  |  |  |                                     |                           |
| <b>Chimney Inspected From/View Limitations:</b> Ground with binoculars  |  |  |  |  |  |  |  |  |                                     |                           |
| <input checked="" type="checkbox"/>   |  |  |  |  |  |  |  |  |                                     | <b>B. Chimney Caps</b>    |
| <b>Chimney Caps:</b> Metal  |  |  |  |  |  |  |  |  |                                     |                           |
| <input checked="" type="checkbox"/>   |  |  |  |  |  |  |  |  |                                     | <b>C. Chimney Crowns</b>  |
| <b>Chimney Crown:</b> Concrete  |  |  |  |  |  |  |  |  |                                     |                           |
| <input checked="" type="checkbox"/>   |  |  |  |  |  |  |  |  |                                     | <b>D. Chimney Chase</b>   |
| <b>Chimney Chase:</b> Brick   |  |  |  |  |  |  |  |  |                                     |                           |
|   |  |  |  |  |  |  |  |  | <input checked="" type="checkbox"/> | <b>E. Chimney Liner</b>   |
| <b>Chimney Liner:</b> Clay tile, Metal, Not fully inspected   |  |  |  |  |  |  |  |  |                                     |                           |
| We are unable to fully inspect chimney liners in a home inspection. Therefore, we recommend that all chimney liners for fireplaces, furnaces, boiler and/or water heaters be fully inspected by a licensed HVAC contractor or chimney sweep prior to the close of attorney review. Chimney liner repairs can be expensive and damage can cause safety concerns. |  |  |  |  |  |  |  |  |                                     |                           |
| <input checked="" type="checkbox"/>   |  |  |  |  |  |  |  |  |                                     | <b>F. Chimney Height</b>  |
| <b>Chimney Height:</b> Satisfactory   |  |  |  |  |  |  |  |  |                                     |                           |

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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## 5. Cooling

- Please note the following relating to the testing of air conditioners:
- AC systems will NOT be tested if it has not been at least 55 degrees for 72 hours straight. The refrigerant coagulates in low outdoor temperatures. Running an AC system if the refrigerant is not liquid can damage the system.
  - Dates/ages and manufacturer names provided apply only to the condensing unit. These do not apply to the coil. We have no way to evaluate a properly encased AC coil.
  - We will do our best to evaluate the temperature drop (differential between the warm and cold air sides of the AC

coil), but there are often limitations to our evaluation because of restricted access to the coil. We are unable to drill any holes in the AC plenum so that a proper temperature drop test can be performed.

- The expected useful life of an AC condenser is 12 to 15 years.

- We cannot determine if the sizing/tonnage of the AC system is adequate or appropriate to cool the home that is being inspected.

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**SAT SIG SAF RR MIN DM QU NIV NP Items**



**A. General Condition**

**General Condition:** Satisfactory

**Size/Tonage:** 2.5 Tons

**Fluid Line Condition:** Satisfactory



**B. Condenser Condition**

**Condenser Accessibility:** Satisfactory, Present - ground level

**Manufacturer (Condenser):** Hiel

**Manufacture Date (Condenser):** 2004



**C. Coil Condition**

**Coil Accessibility:** Not visible - fully encased



**D. Electrical Disconnect**

**Exterior Disconnect:** Present



**E. Maximum Fuse Size**

**Maximum Fuse Size:** 30 amps



**F. Temperature Drop**

**Temperature Drop:** Satisfactory

**Supply Temperature:** 56 to 60 degrees

Extra Info : 57

**Return Temperature:** 66 to 70 degrees

Extra Info : 70

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 6. Garage

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**SAT SIG SAF RR MIN DM QU NIV NP Items**



**A. Garage Type/Access**

**Garage Access:** Accessible

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Garage Type:** Detached

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**B. Garage Siding**

**Garage Siding:** Wood, Leaking

 The garage siding is older and in need of repair or replacement. The wood is deteriorating and there are many gaps in the siding that are allowing water into the garage. Consult with a qualified siding contractor to determine if it will be less expensive to install new siding or restore the existing siding.



B. Picture 1 Gaps in siding

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**C. Garage Soffit/Fascia**

**Garage Soffit/Fascia:** Aluminum, Wood

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**D. Garage Trim**

**Garage Trim:** Wood, Deteriorated

The wood trim throughout the garage is in varying states of disrepair (primarily around doors and windows). All rotted wood should be replaced and the rest should be scraped and repainted. Consult with a qualified contractor.

The trim around the overhead door is damaged. Replace.

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**E. Garage Windows**

**Garage Window Frame Material:** Wood, Deteriorated

The garage window is older and should be replaced.

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**F. Garage Gutters/Downspouts**

**Garage Gutters:** Aluminum

**Garage Downspouts:** Aluminum

Recommend completing the gutters by installing a gutter on the east side of the garage. This will help protect the soffit from deterioration.

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**G. Garage Roof Condition**

**Garage Roof Style:** Hip

**Garage Roofing Material:** Asphalt/Fiberglass

**Garage Roof Age:** 1-5 years

**Garage Roof Layers:** One

| | | | | | | |

**H. Garage Interior Electrical**

**Garage Interior Electrical:** Lighting, GFI protected outlets

| | | | |  | | |

**I. Garage Ceiling**

**Garage Ceilings:** Unfinished, Old water damage

Old water damage was visible throughout the garage ceiling. This likely occurred before the new roof was installed.

| | |  | | | | |

**J. Garage Walls**

**Garage Walls:** Unfinished, Water damaged

The garage walls are leaking so the sills and wall studs are water damaged. Once the leaking is stopped (by replacing/repairing the siding) replace all damaged wall components inside the garage.

| | |  | | | | |

**K. Garage Floor**

**Garage Floor:** Concrete, Large cracks

The garage slab is in very poor condition. The only real way to address the cracking and settling is to remove the existing concrete and pour a new slab. If the slab is to be replaced it will likely be cheaper to tear down the garage and rebuild then to try and repair all the other items in this section.



K. Picture 1

| | |  | | | | |

**L. Overhead Door**

SAT SIG SAF RR MIN DM QU NIV NP

Items

**Garage Overhead Door:** Metal, Not running smoothly - adjust, Need safety cables

**Safety Reverse - Electronic Eye:** Not tested

**Safety Reverse - Pressure:** Not tested

👉 (1) The overhead door for the garage is not running smoothly on its track. Consult with a garage door contractor to adjust this door.

Once the door is adjusted test the electronic eye and the pressure reverse. We did not test these because the door was running so roughly.

👉 (2) The springs for the garage door need safety cables installed. Safety cables are metal wires that run through the middle of the springs and attach at the ends. If the spring breaks and safety cables are installed then the springs cannot damage anyone or anything in the garage. Install safety cables.



L. Picture 1

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**M. Access Door**

**Garage Access Door:** Wood, Replace

The garage door is in poor condition and should be replaced. Consult with a qualified contractor.

SAT SIG SAF RR MIN DM QU NIV NP

Items

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## 7. Electrical System

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SAT SIG SAF RR MIN DM QU NIV NP

Items

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**A. Main Service Drop and Meter**

**Main Service Drop and Meter:** Overhead, Meter - east side

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**B. Overhead Clearance**

SAT SIG SAF RR MIN DM QU NIV NP

Items

**Overhead Clearance:** Trim Trees

Be sure to keep trees trimmed so there is no contact with the overhead electrical wiring.

| | | |  | | | |

**C. Main Panel Condition**

- Main Panel Access:** Typical
- Main Panel Location:** Basement
- Main Panel Type:** Breaker
- Main Panel Disconnect:** Present
- Main Disconnect Wire Type:** Copper
- Main Panel Condition:** Satisfactory
- Main Panel Voltage:** 120/240
- Main Panel Amperage:** 100 amps
- Main Panel Labels:** Some labeled  
Please label all unlabeled circuits.

| | | | | | | |

**D. Grounding**

**Grounding:** Wire visible on water pipe, Wire visible on driven rod at meter

| | | | | | | |

**E. Bonding**

**Bonding:** Bonding screw/strap visible

| | | | | | | |

**F. Number of Active Circuits**

**Number of Active Circuits:** 15 to 19  
Extra Info : 18

| | | | |  | |

**G. Number of Spares**

**Number of Spares:** None

 The 100-amp electrical panel is over utilized (there is actually 1 more circuit here than there should be because of the mini-breaker). When the attic or basement are finished expect to upgrade this to a larger panel (likely 200-amps). The existing box will probably not be able to handle the existing demand. Consult with a qualified electrician to perform a load calculation to determine if the exterior wires to the house need to be upgraded and to determine how large the new panel should be.

| | | | | | | |

**H. Wire Condition in Main Panel/Sub-Panel**

**Wire Condition in Main Panel/Sub-Panel:** Satisfactory

| | | | |  | | |

**I. Conduit**

**Conduit Types:** Solid metal, Cloth, BX/Greenfield, Romex

🏠 (1) Most older homes that have not been fully renovated still have some original wiring. Because we cannot see in the walls, we cannot determine the full extent of the original wiring. We were able to see the conduit for cloth wiring throughout the basement and attic, which indicates that most of the wiring in the home is likely original. We recommend further evaluation of the older wiring by a licensed electrician to determine the condition and need for replacement of this wiring. Expect update significant amounts of wiring in this home.

In general, it is very important that old wiring not be overloaded. When the power draw is too high on old wiring, the wires can become brittle and fray in the walls. This can lead to arcing (sparking) and fire. It is important that all wiring be upgraded in the areas where there is heavy electronic usage (offices, kitchens, entertainment areas etc).

🏠 (2) Romex wiring has been used throughout the basement and the underside of the enclosed back porch. Romex is not allowed in Chicago. Recommend replacing all romex in the home with wiring that is in solid metal piping.

🏠 (3) The wiring under the back porch is in poor condition. Consult with a qualified electrician to add properly grounded circuits that run in solid metal conduit. Romex should not be used and wiring should not run out of light fixtures. See photo



I. Picture 1



## J. House Wiring Type and Condition

**Junction Boxes:** Missing covers

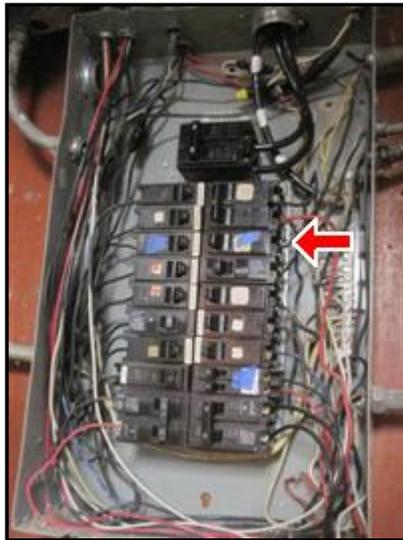
**House Wiring Type:** Copper, Tin coated copper/cloth, Aluminum

🏠 (1) Add covers over all exposed wiring throughout the home. All switch boxes, outlets and junction boxes should be covered so that no wiring is exposed.



J. Picture 1

🏠 (2) Aluminum branch wiring was noted inside the electrical panel - 1 circuit on right side, 3rd breaker down. Aluminum wiring should not be used on the branches that run through the walls to switches, outlets and fixtures because it can overheat. Consult with a qualified electrician to remove all aluminum branch wiring.



J. Picture 2

| |  | | | | | | | **K. Undersized Wiring**

**Undersized Wiring:** Undersized wiring present

🏠 Undersized wiring was noted in the electrical panel. It is important that each breaker size have the proper corresponding wire size (in other words, bigger breakers need bigger wires). If a wire is undersized in relation to the breaker, the breaker will not trip fast enough and this is a safety concern. Consult with a qualified electrician to correct all wiring so that the wire sizes and breaker sizes correspond properly.

1 under-sized wire - left side 3rd down

**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**

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**L. Mini-Breakers**

**Mini-breakers:** Present

There are mini-breakers present in the electrical panel. Mini-breakers are no longer recommended for general use in electrical panels, although older mini-breakers may be grand-fathered by some municipalities. Mini-breakers generally do not last as long as full-sized breakers and they can over heat faster than full-sized breakers. Consult with a qualified electrician to determine if these mini-breakers should be removed.

1 set of mini-breakers present

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## 8. Plumbing and Water Heating Systems

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**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**

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**A. General Plumbing**

**Plumbing Access and Current State:** Water was on, plumbing tested

| | | | | | |

**B. Gas Line and Meter Condition**

**Gas Line Type:** Black iron

**Gas Meter Location:** Interior - basement

| | | |  | | |

**C. Water Main Condition**

**Main Water Source:** Municipal

**Main Water Pipe Material:** Lead, Insulated so could not inspect

**Main Water Shut-off Location:** Basement

This home (like most older homes) has a main water line made of lead. Lead piping is still considered acceptable before the main water shut-off.

The water main and much of the supply piping is 'insulated' with newspaper. We recommend removing this insulation so the pipes can be inspected. Replace the insulation with foam.

**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**



C. Picture 1

| | | | |  | | | **D. Supply Pipe Condition**

**Supply Line Type:** Galvanized, Corroded

(1) It appears that all of water supply plumbing in this home is galvanized steal. This type of plumbing is very common in older homes. Galvanized plumbing will corrode inside the piping. As a result, the pipe becomes smaller and water pressure is reduced. Most old homes with galvanized plumbing will have noticeable water pressure reductions when multiple plumbing fixtures are operated simultaneously. Some homes have generally low pressure even when only one fixture is operating. As the piping continues to age, water pressure reductions will continue. Galvanized plumbing is also prone to leaking as the interior corrosion makes it way through the piping. Monitor for leaking and water pressure changes. Expect to replace the galvanized plumbing with copper plumbing as it continues to age.

(2) Corroded water supply piping was noted in the basement - check for more corrosion once the insulation is removed. Consult with a licensed plumber to replace all piping that is at risk of leaking. We recommend insulating the supply lines so that the pipes do not sweat in the spring and fall. Pipe sweat can cause premature corrosion throughout the piping.

| | | | |  | | |  | **E. Drain Pipe Condition**

**Drain Line Type:** Cast iron, PVC, Not visible, Drum trap present

(1) Some of the drain piping in the home is behind finished walls in the basement and could not be inspected (bathroom drains).

(2) Drum traps are present on the bathroom drains. These are common in older homes but can lead to slow drainage. Additionally, they need to be cleaned periodically which can be a messy under

taking. Recommend consulting with a qualified plumber to replace the drum traps with modern P-traps.



E. Picture 1

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**F. Vent Pipe Condition**

**Vent Pipe Type:** Kitchen drain not vented

The kitchen drain does not appear to be properly vented in the main kitchen stack. A vent has been added on the line that releases into the basement. Why was this done? Consult with a qualified plumber to evaluate and repair as necessary.



F. Picture 1

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**G. Water Pressure**

**Water Pressure:** Low when multiple fixtures running

As noted above, this home has older supply piping. This is causing low water pressure when multiple plumbing fixtures are operated simultaneously. The problem can generally be corrected by replacing the interior supply lines. Consult with a qualified plumber.

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**H. Drainage**

**Drainage:** Normal

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**I. Sump Pumps**

**Sump Location:** Basement

There is a pit in the basement with a pump. It is near the main electrical panel. Nothing flows into this pit (in other words this is not supporting a drain tile system). This appears to be present to pump

water out of the basement in the event of a flood. The pump appears very old and had a slight burning smell when operated. Recommend replacing or removing this pump.

| | | | |  | | |

**J. Water Heater Condition**

**Number of Water Heaters:** 1

**Water Heater Locations:** Basement

**Water Heater Access:** Typical

**Water Heater Manufacturer:** KENMORE

**Water Heater Fuel:** Gas

**Water Heater Serial Number:** Serial number listed below  
Serial # : D96940956

**Water Heater Age:** 1996, Past expected life of 7 to 10 years

**Water Heater Size:** 40 gallons

**Water Heater Condition:** Satisfactory

The average life of a water heater is 7 to 10 years. This tank is beyond this age. Expect to repair and/or replace this water heater at anytime. Monitor for corrosion, leaking and deterioration.

| |  | | | | |

**K. Water Heater Flue Condition**

**Flue Condition:** Improperly pitched

The water heater flue should increase at least 1/4 inch per foot. This flue turns downwards where it enters the chimney. This can lead to improper drafting. Consult with a qualified plumber to properly pitch this flue.



K. Picture 1

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**L. Water Heater Gas Line Condition**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Gas Line Condition:** Visible, On/off valve present, Sediment trap present

| | | | | | | | **M. Water Heater Combustion Air**

**Combustion Air:** Satisfactory

| | | | | | | | **N. Water Heater Shut-off Condition**

**Water Heater Shut-offs:** Present

| |  |  | | | | | | **O. Water Heater Temperature Pressure Relief Valve**

**Temperature Pressure Relief Valve:** Threading on extension

The extension pipe on the temperature pressure relief valve has threading on the bottom edge. This is not recommended because a cap could be screwed onto the bottom of this pipe. Covering this pipe could cause the water heater to explode in a high-pressure situation. Replace the extension pipe with a non-threaded pipe.



O. Picture 1

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 9. Boilers

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | **A. Types of Boiler Systems**

**Types of Heating Systems:** Hot water boiler, Baseboards

**Number of Heating Units:** One

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Energy Source:** Gas

| | | | |  | | |

**B. Radiator Condition**

**Radiators:** Valves not tested, Some not on during inspection, Expect lead paint

(1) Radiator valves are not tested as part of a home inspection because they are prone to leaking and we cannot repair leaks that might occur on site. We recommend testing all valves once the home is occupied. Consult with a boiler contractor to make any necessary repairs.

(2) The radiators in the home appear to be original and they are painted. Expect that the lower layers of paint will contain lead. If the radiators are stripped be sure to protect against breathing paint particles. If paint chips fall off the radiators be sure that pets and children do not ingest the paint.

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**C. Pump Condition**

**Boiler Pumps:** One, Older

Boiler pumps have a life expectancy of about 10 years. This pump appears at or beyond this age. Expect to replace at any time.

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**D. Distribution Type Condition**

**Distribution Type:** Black iron, Galvanized, Copper

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**E. Thermostat Condition**

**Thermostat:** Programmable

| | | | | | | |

**F. General Boiler Condition**

**Heating System Brand:** WEIL MCLEAN

**Serial Number:** Listed below

Serial Number : cp2550097

**Model Number:** Listed below

Model Number : CG-5-SPDN

**Manufacture Date:** 1991

**Size/BTU's:** >140,000

Number of BTU's : 140,000

| |  | | | | | |

**G. Flue Condition**

**Furnace Flue:** Metal, Properly pitched, Corroded

The boiler flue is corroded. This can be a sign that the flue is not drafting properly. This should be further evaluated by a licensed plumber or HVAC contractor at the tune up. It is possible that this corrosion occurred before the chimney liner was installed.



G. Picture 1

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**H. Gas Line Condition**

**Gas Line:** Black iron, Shut-off present, Sediment trap present

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**I. Combustion Air**

**Combustion Air:** Sufficient

| | | | | | | |

**J. Shut-off Condition**

**Boiler Electrical Shut-Offs:** Tested, Main switch present

| |  | |  | | |

**K. Boiler Safety Controls**

**Safety Controls:** Expansion tank present, Pressure relief valve present, Pressure relief valve missing/incorrect, Expansion tank older

 The pipe extension that should run from the temperature pressure relief valve to the floor is too short and it bends so that water could be released onto people. Please extend this pipe so that it is no more than 6 inches from the ground and it is a straight pipe. If there is a near-by floor drain or drip pan, then the pipe should be extended into one of these facilities.



K. Picture 1

| | | | | | |  |

**L. Heat Exchanger Condition**

**Heat Exchanger:** Limited visibility

Typically only a small percentage of the boiler heat exchanger is visible in a non-invasive inspection. We always recommend a full tune-up and evaluation of the heat exchanger by a licensed HVAC contractor who can fully access the heat exchanger prior to the close of attorney review.

| | |  | | | | | |

**M. Operation**

**Operation:** Fired, Needs general tune-up and cleaning

 Boilers should be serviced annually before heating season begins. A proper tune-up and cleaning should include vacuuming the interior of the machine. This machine does not appear to have been serviced within the past year, so a full tune-up and cleaning is recommended by a licensed and qualified HVAC contractor.

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## 10. Basement

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| | | | | | | |

**A. General Basement**

**Basement Type:** Full partially finished

**Basement Access and Egress:** Via interior stairs, Via back door

**Ability to Inspect:** Limited by personal items - walls, Most foundation walls covered, Most slab covered, Some beams/columns covered, Some ceiling joists covered

(1) The basement inspection was limited by the large amount of personal items that were present. The personal items obstruct our view of the foundation walls and the floor/slab. We highly recommend that the basement be re-inspected for moisture damage and environmental concerns once all personal items are removed.

(2) Some of the foundation walls were covered with paneling. Therefore we could not inspect the foundation. Basement seepage is very common and cannot generally be identified in a visual home inspection when the walls are finished. We also cannot evaluate the foundation for cracking and other types of deterioration.

(3) Most of the foundation slab is covered by flooring. Therefore the slab cannot be inspected for cracking or moisture damage.

(4) Some of the beams and columns in the basement are covered so they cannot be inspected. When the beams and columns are not visible we cannot assess their general condition or their adequacy from a structural perspective.

(5) Some of the ceiling joists in the basement were covered with plaster. As a result, we cannot inspect the condition of the joists. We cannot evaluate for general deterioration, pest damage or structural integrity.



## B. Environmental Concerns

**Presence of a Mold-Like Substance:** Ceiling

**Presence of an Asbestos-Like Substance:** Floor tiles

**Presence of Wood-Boring Insect Damage:** None visible

**Presence of Pests:** None visible

**Presence of Oil Tank:** None visible

 (1) The floor tiling in the basement may contain asbestos. Please consult with a qualified environmental testing company to determine if these tiles contain asbestos. Asbestos floor tiling was common in the 1940's and 50's. Most asbestos floor tiles are either of a 9x9 or 12x12 size. Typical protocol requires either covering the floor tiles (without nailing into them) or removing them. Follow all federal laws when removing or handling asbestos materials.



B. Picture 1

 (2) A small amount of a possible mold-like substance was visible on some ceiling joists. This is likely from ongoing high humidity levels due to poor ventilation and foundation seepage. Consult with a qualified mold remediation contractor to determine the best way to manage this substance.



B. Picture 2

|  | | |  | | | **C. Foundation**

**Foundation - Walls:** Brick, Poured concrete

**Foundation - Wall Covering:** Paneling, Paint, Personal items

**Foundation - Slab:** Concrete

**Foundation - Slab Covering:** Tile

**Foundation - Seepage/Efflorescence:** Present all walls

**Foundation - Cracks:** Not visible

 It is very common for there to be evidence of seepage in old foundation walls. Seepage generally occurs because of poor exterior grading and foundation deterioration. The presence of efflorescence on the walls (white mineral deposits) is an indication of ongoing seepage. We do not recommend finishing basement walls where seepage is occurring because the moisture can cause mold growth on wall board. Consult with a qualified basement water proofing contractor to determine the best ways to reduce seepage for this property. Photos show examples of heavy seepage on the south and west walls. We could not see the east wall because of the wall finishes.



C. Picture 1



C. Picture 2



C. Picture 3

| | | |  | | | | **D. Structure**

**Structure - Columns:** Wood, Steel, No footers, Some not visible

**Structure - Beams:** Wood, Steel, Some not visible

**Structure - Joists:** Wood, 2x10's, Some not visible, Notched

**Structure - Subfloor/Ceiling:** Sheathing boards, Some not visible

(1) Notches at the edges of joists should not exceed 1/6th the depth of the joist. Some joists had larger notches - under bathroom and near back door. These joists should be reinforced with sister boards. Consult with a qualified contractor.

(2) Basement structural columns should have concrete footers. A lack of footers can lead to structural settlement and deterioration in the columns because water can wick up through the foundation. Consult with a qualified contractor to add proper concrete footers on all columns where they are missing.

|  | | | | | | | | **E. Moisture Intrusion**

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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**Presence of Moisture:** Water damage in exterior walls - implies seepage  
See notes above regarding seepage in the basement foundation walls.

| | | | | | | | |  **F. Insulation**

**Insulation:** None

| | | | | | | | | **G. Drainage**

**Drainage:** Floor drains, Sump pump

| | |  | | | | | | | **H. Ventilation**

**Ventilation:** Windows, Recommend use of a de-humidifier

We recommend running a de-humidifier in the basement during the spring, summer and fall months. This will help reduce moisture levels and mold growth in the basement. This will also help to reduce premature corrosion in mechanical equipment.

| | | | | | | | | **I. Chimney Cleanouts**

**Chimney Cleanouts:** Satisfactory

---

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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## 11. Laundry

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection if possible. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. If possible the washing machine will run through one cycle. If possible the dryer will be turned on to determine if it is heating. Most dryers will not run through a full cycle when they are empty. If any clothing is present in either the washer or dryer the machines will NOT be tested.

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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| | | | | | | | | **A. Laundry Room**

| | | | | | | | | **B. Laundry Sink**

**Sink Basin:** Cement

**Sink Faucets:** Satisfactory

**Sink Drain:** PVC, Replace corrugated drain piping

**Water Pressure and Drainage:** Normal pressure, Normal drainage

| | | | | | | | | **C. Washing Machine**

**Washing Machine:** Ran through cycle, Top loader

---

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | | **D. Laundry Water Supply**  
**Laundry Water Supply:** Rubber hoses

| | | | | | | | | **E. Laundry Drain**  
**Laundry Drain:** Laundry sink

| | | | | | | | | **F. Dryer**  
**Dryer:** Ran briefly - heated  
**Dryer Power Source:** Gas

| | | | | | | | | **G. Combustion Air**  
**Combustion Air:** Satisfactory

| | |  | | | | | | | | **H. Dryer Vent**  
**Dryer Vent:** Replace or clean annually, Semi-rigid metal  
 Dryer manufacturer's generally recommend that dryer vents (extending from the back of the machine to the exterior) be replaced or fully cleaned (only possible with semi-rigid metal vents) annually. Dryer vents collect lint which is highly flammable; dryer vents are one of the leading causes of house fires. Most people do not clean or replace vents so we highly recommend replacing these vents upon taking possession of a property.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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**12. Fireplaces**

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | | **A. General Fireplace**  
**Type of Fireplace:** Decorative, Masonry  
**Number of Fireplaces in the Home:** 1  
**Fuel Source:** Wood

| | | | | | | |  | **B. General Operation Issues**  
**Ability to Test:** Did not test

| | | | | | | | | **C. Hearth Extension Condition**  
**Hearth Extension:** Satisfactory - at least 18 inches

| | | | | | | | | **D. Firebox Condition**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

SAT SIG SAF RR MIN DM QU NIV NP Items

Firebox: Masonry

| | | | | | | | **E. Damper Condition**

Damper: Operates

| | |  | |  | | | **F. Flue Condition**

Flue: Not visible

It appears that the flue is blocked off above the damper so this fireplace should be considered decorative. Consult with a qualified chimney sweep to determine the extent of repairs necessary to restore this to a wood burning fireplace.

SAT SIG SAF RR MIN DM QU NIV NP Items

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## 13. Bathrooms

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. General Bathroom**

Number of Full Baths: One

| | | | | | | | **B. Ceiling Condition**

Ceiling Material: Plaster

| | | | | | | | **C. Wall Condition**

Wall Material: Plaster

| | | | | | | | **D. Floor Condition**

Flooring Material: Tile

| | | | | | | | **E. Interior Door Condition**

Interior Doors: Satisfactory

| | | | | | | | **F. Window Condition**

Window Type: Double-hung

Window Age: Replacement windows

Window Glass Type: Double-paned

Interior Window Frame Material: Vinyl

Screens: Present all windows

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									<b>G. Electrical Switch Condition</b> <b>Electrical Switches:</b> All tested
<input checked="" type="checkbox"/>									<b>H. Electrical Fixture Condition</b> <b>Electrical Fixtures:</b> All tested
		<input checked="" type="checkbox"/>							<b>I. Electrical Outlet Condition</b> <b>Electrical Outlets:</b> GFI missing - all outlets <input checked="" type="checkbox"/> GFI protection is required on all bathroom outlets. Install GFI protection on the outlet.
<input checked="" type="checkbox"/>									<b>J. Bathroom Ventilation</b> <b>Ventilation:</b> Fan present, Window
<input checked="" type="checkbox"/>									<b>K. Other Heat Source/Radiators</b> <b>Radiators:</b> Present
<input checked="" type="checkbox"/>									<b>L. Vanity Condition</b> <b>Vanity:</b> Satisfactory
<input checked="" type="checkbox"/>									<b>M. Sink Plumbing Condition</b> <b>Sink Basin:</b> Porcelain/enamel <b>Sink Faucet:</b> Satisfactory <b>Sink Drain:</b> P-trap, Chrome
<input checked="" type="checkbox"/>									<b>N. Toilet condition</b> <b>Toilet Operation:</b> Flushes <b>Toilet Condition:</b> Satisfactory
<input checked="" type="checkbox"/>									<b>O. Bathtub Condition</b> <b>Tub Type:</b> Cast iron <b>Tub Faucet:</b> Satisfactory <b>Tub Walls:</b> Tile <b>Tub Shower Head:</b> Older <b>Tub Caulking:</b> Satisfactory
						<input checked="" type="checkbox"/>			<b>P. Water Pressure/Drainage</b> <b>Water Pressure:</b> Low when multiple fixtures are running <b>Drainage:</b> Normal As noted above, this home has older supply piping. This is causing low water pressure when multiple plumbing fixtures are operated

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

simultaneously. The problem can generally be corrected by replacing the interior supply lines. Consult with a qualified plumber.

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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## 14. Kitchen

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. The following kitchen appliances/accessories are not tested: microwaves, coffee/espresso machines, trash compactors, ice makers, beverage refrigerators.

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

- |                                     |  |                                     |  |  |  |                                     |  |  |  |  |
|-------------------------------------|--|-------------------------------------|--|--|--|-------------------------------------|--|--|--|--|
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>A. General Kitchen</b>  |
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>B. Ceiling Condition</b><br>Ceiling Material: Plaster   |
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>C. Wall Condition</b><br>Wall Material: Plaster   |
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>D. Floor Condition</b><br>Flooring Material: Vinyl  |
|                                     |  |                                     |  |  |  | <input checked="" type="checkbox"/> |  |  |  | <b>E. Window Condition</b><br>Window Type: Single-hung, Not tested due to personal items<br>Window Age: Appear original<br>Window Glass Type: Single-paned<br>Interior Window Frame Material: Wood<br>Screens: None<br>Storms: Present all windows |
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>F. Electrical Switch Condition</b><br>Electrical Switches: All tested   |
| <input checked="" type="checkbox"/> |  |                                     |  |  |  |                                     |  |  |  | <b>G. Electrical Fixture Condition</b><br>Electrical Fixtures: All tested  |
|                                     |  | <input checked="" type="checkbox"/> |  |  |  |                                     |  |  |  | <b>H. Electrical Outlet Condition</b><br>Electrical Outlets: GFI missing - all outlets   |

**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

 GFI protection is required on all counter top outlets. Add GFI protection.

| | | | | | | |

**I. Ceiling Fan Condition**

**Ceiling Fans:** All tested

| | | | | | | |

**J. Other Heat Source/Radiators**

**Radiators:** Present

| | | | | | | |

**K. Cabinet Condition**

**Cabinetry:** Wood/wood veneer

| | | | | | | |

**L. Counter Top Condition**

**Counters:** Laminate

| | |  | | | | |

**M. Sink Plumbing Condition**

**Sink Basin:** Porcelain/enamel

**Sink Faucet:** Satisfactory

**Sink Faucet Sprayer:** Functional

**Sink Drain:** S-trap, Chrome

Both sink drains have S-traps instead of P-traps. S-traps can allow sewer gas into the home. Consult with a qualified plumber to replace the S-traps.



M. Picture 1

| | | | | | | |

**N. Appliance Condition**

**Disposal:** None

**Dishwasher:** None

**Refrigerator:** Functional, No water line for ice/water

**Oven:** Functional

**Cook top:** Functional

**Exhaust Fan:** None

SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | |  | | |

**O. Water Pressure and Drainage**

**Water Pressure:** Low when multiple fixtures are running

**Drainage:** Normal

As noted above, this home has older supply piping. This is causing low water pressure when multiple plumbing fixtures are operated simultaneously. The problem can generally be corrected by replacing the interior supply lines. Consult with a qualified plumber.

SAT SIG SAF RR MIN DM QU NIV NP Items

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## 15. Interior

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | |

**A. Entry Door Condition**

**Front Entry Doors:** Satisfactory, Wood

| | | | | | | |

**B. Ancillary Door Condition**

**Ancillary Entry Doors:** Wood

**Screen/Storm Doors:** Metal

| | | | | | | |

**C. Ceiling Condition**

**Ceiling Material:** Plaster

| | | | | | | |

**D. Wall Condition**

**Wall Material:** Plaster

| | | | | | | |

**E. Floor Condition**

**Flooring Material:** Hardwood

| | | | | |  | |

**F. Interior Door Condition**

**Interior Doors:** Sample tested, Vintage

Most of the doors in the home are older. Expect that vintage doors will open not open or close properly, they may have damaged hardware and they may have damaged or deteriorated wood. Vintage doors can be replaced or restored as preferred.

| | | | | |  | |

**G. Window Condition**

**Window Type:** Sample tested, Fixed pane, Single-hung, Vintage windows

**Window Age:** Appear original

**Window Glass Type:** Single-paned

SAT SIG SAF RR MIN DM QU NIV NP Items

**Interior Window Frame Material:** Wood

**Screens:** Present some windows

**Storms:** Present some windows

 (1) Most of the windows in this home are vintage/original. Vintage windows are often not replaced because of the associated expense and because of their classic look. Expect that vintage windows will have any or all of the following issues: won't open/close properly, won't stay open, missing ropes/chains, cracked glass, missing storms, missing screens and deteriorated wood frames. Also expect that all vintage windows will be poorly insulated around the frames and that the single-paned glass will allow cold air inside. Expect to replace or restore the vintage windows as they continue to age and deteriorate.

(2) Some screens and storms are missing. Please install all screens for final walk through and verify proper fit and good condition.

| | | | | | | | **H. Electrical Switch Condition**

**Electrical Switches:** Sample tested

| | | |  | | | | **I. Electrical Fixture Condition**

**Electrical Fixtures:** Sample tested, Light bulbs appear burned out  
Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.

| | | | | | | | **J. Electrical Outlet Condition**

**Electrical Outlets:** Sample tested, Three-pronged, grounded, Two-pronged, conduit ground

| | | | | | | | **K. Ceiling Fan Condition**

**Ceiling Fans:** Sample tested

| |  | | | | | | **L. Closets**

**Closets:** Exposed light bulbs  
The light fixtures in the closets do not have a cover or globe over the light bulb. Uncovered closet light bulbs can lead to fires when the fixtures are too close to shelving and combustibles. We highly recommend replacing all closet light fixtures with fluorescent lights that have covers over the bulbs. Consult with a qualified contractor.

| | | | | | | | **M. Other Heat Source/Radiators**

**Radiators:** Present all rooms

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## 16. Stairs

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | **A. General Stairs**

**Location of Stairs:** Exterior basement, Interior to basement, Interior to attic

| | | | |  | | | | **B. Riser Condition**

**Stair Risers:** Uneven

The basement and attic stairs are older so they do not meet current safety standards.

| | | | |  | | | | **C. Tread Condition**

**Stair Treads:** Uneven

The basement and attic stairs are older so they do not meet current safety standards.

| | | | |  | | | | **D. Railings**

**Railings:** Missing basement exterior, Missing to attic

Add railings on the attic stairs and the exterior basement stairs.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 17. Smoke and Carbon Monoxide Detectors

We do not test smoke and carbon monoxide detectors. We only check for their presence or absence. We highly recommend that smoke and carbon monoxide detectors be present on each floor of a home and within 15 feet of each bedroom. Smoke detectors should also be present in garages as applicable. Fire extinguishers should be present on each floor, in kitchens, in basements, in common stairwells and in garages. All detectors should be tested monthly for proper functionality.

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| |  | | | | | | | **A. Smoke Detectors**

**Smoke Detectors:** Missing basement

Install a smoke detector on the basement and attic.

| |  | | | | | | | **B. Carbon Monoxide Detectors**

**Carbon Monoxide Detectors:** Missing basement

Install a carbon monoxide detector on the basement and attic.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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# 18. Attic

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**SAT SIG SAF RR MIN DM QU NIV NP Items**



## A. General Attic

**Type of Attic:** Pitched roof

**Attic Access Location and Type:** Stairs

**Ability to Inspect Attic:** Able to walk in attic



## B. Rafter/Framing Condition

**Structure/Framing Type:** Rafters, Knee walls, Recommend adding collar ties

We recommend adding collar ties in the attic to keep the rafters from spreading apart. It may also be necessary to add more rafters to support the roof decking and prevent sagging in the roof. Consult with a qualified structural contractor.



## C. Roof Decking/Sheathing Condition

**Roof Decking/Sheathing Type:** 1x boards, Plywood, Mold-like substance present

 There is a significant amount of a mold-like substance present throughout the attic sheathing. This type of growth can occur because of ice damming in the winter and/or high humidity levels in the summer. See notes in the Insulation and Ventilation Sections for more information regarding ice damming and moisture levels in attics. Once all moisture related issues are resolved in the attic, consult with a qualified mold remediation contractor to address the existing substance throughout the attic space.



C. Picture 1



## D. Insulation Condition

**Type of Insulation:** Fiberglass, Batt, Loose fill

**Location of Insulation:** Floor



## E. Insulation Amounts

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Approximate Thickness of Insulation:** Less than R-22, Insufficient

🏠 Attics in this part of the country should have an insulation level at or near R-38. This attic does not appear to have this much insulation (some areas have very little insulation and other areas have a level close to R-19 or R-22). Attic insulation should generally be present in the floor of the attic so that heat from inside the home does not rise into the attic. If an attic becomes too warm in the winter because of heat loss from the home, then ice damming will likely occur at the gutters. Ice damming occurs when heat in the attic melts the snow on the roof. The melting snow re-freezes when it hits the gutter and soffit areas because there is no more heat loss from the attic. Ice damming can damage the roof, soffits and gutters, lead to interior leaking and cause the formation of dangerous icicles. Consult with a qualified contractor to add the proper amount of insulation to this attic.

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**F. Ventilation**

**Type of Ventilation:** Ridge vents, Soffit Vents, Gable vents, Thermostatically controlled fan, Likely insufficient, Add baffles

🏠 Attics should be roughly the same temperature as the outdoor temperature. Insufficient ventilation in attics can cause moisture build-up and mold growth in the summer and it can cause ice damming in the winter.

The ventilation in this home does not appear to be sufficient because the soffit vents are blocked. Consult with a qualified contractor to add baffles so that air can flow through the soffit vents. Also be sure to use the fan in the summer. (Picture 1)



F. Picture 1 Insulation in soffit vents

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**G. Fan Condition**

**Attic Fan:** Tested

The fan was turned off during the inspection. We highly recommend using this fan all summer long. Set the thermostat control around 90 degrees.

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**H. Wiring Condition**

**SAT SIG SAF RR MIN DM QU NIV NP    Items**

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**Attic Wiring:** Older cloth wiring, Exposed wiring

Wiring is exposed in the attic. All wiring should be contained in proper junction boxes.

See notes in electrical section about older wiring.

| | | | | | | | |  **I. Can Light Condition**

**Attic Can Lights:** None

| | | | | | | | | **J. Plumbing Vent Condition**

**Plumbing Vents:** Visible, Cast Iron

| | | | | | | | | **K. Bathroom Exhaust Condition**

**Bathroom Exhaust Vents:** Present

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**SAT SIG SAF RR MIN DM QU NIV NP    Items**

SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

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