



Inspection Report

Split-block 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
michelle@michelleinspects.com**

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General Summary



Property Inspected
Split-block Example
Chicago IL

1. Grounds

D. Decks

Safety Concern



Consult with a qualified decking contractor to make the following repairs to the back deck system:

- The structural elements like bolts, nails, braces and joist hangers are rusting. All rusting connectors should be replaced. This rust is likely because improper connectors were used. Only galvanized metals rated for pressure treated wood or stainless steel should be used.
- The stairs do not have adequate structural bracing. When walking on the top levels of the back stairs the structure moves from side to side. There should not be any movement in these stairs.

2. Exterior

B. Masonry/Stucco

Significant Repair/Replace



General information about concrete block buildings:

Split-face block construction generally implies that a single masonry unit creates the structure of the building and also serves as the building's moisture barrier. Split-block is present on the north, south and east sides of this building. Most other masonry buildings have at least two courses of masonry - an outer course that is the moisture barrier and an inner course that is the structural wall. Moisture intrusion has been a concern in single-width masonry buildings throughout the city (smooth and split-face block buildings). Moisture intrusion generally occurs behind the interior walls and is often not visible during a home inspection. We cannot make a definitive statement as to whether or not this particular building has experienced or will experience any moisture penetration problems.

To help reduce the amount of water that penetrates the block, the buildings need to be sealed periodically. Generally the buildings should be treated/sealed at installation and then approximately every 5 years depending on the type of sealer used. There are many types of sealers and only permeable/breathable sealers are considered acceptable for concrete block. Most sealers have a 5-year life expectancy but many only last 2 to 3 years. It is also possible to apply sealers that should last 8 to 10 years. We highly recommend that you request written documentation and receipts from the seller showing when the building was last sealed and what product was used. Because we cannot see inside the walls we also recommend further evaluation and moisture penetration testing by a mason experienced with this type of construction.

Specific information about this building:

- Caulking has been used to repair cracks in blocks throughout the building (see photo). The use of caulk to repair cracking in block buildings is against the block manufacturer's recommendations and against the standards set by the National Masonry Institute. The use of caulking can trap water inside the block. We recommend that all caulking that has been used on this building be removed and that all cracks be properly tuck pointed (old mortar should be ground out and new mortar should be installed). Consult with a qualified mason to further evaluate this situation.

- We were told that a sealer has been applied to this building somewhat recently. We need verification of what sealer was used and when it was applied. It is important to verify that this sealer is intended for use on concrete block. Please provide the exact name of the manufacturer AND the exact sealer name.

- Efflorescence and rust was visible on the concrete blocks throughout the east wall. Efflorescence is a mineral deposit left over after masonry products and water mix. Efflorescence on concrete blocks is generally a sign that water is getting into the block. If the blocks are properly sealed and the building is properly constructed, then only minimal amounts of water (ideally, no water) should enter the blocks and efflorescence should not be present. We cannot determine if the rust and efflorescence are present because of problems with the decking or because the masonry is taking on too much water.

I. Exterior Outlets

Safety Concern



The exterior outlets on the 1st floor back deck and the top floor back deck are not resetting properly. Please replace the GFI and make sure that all wiring is correct. Consult with a qualified contractor.

3. Roofing, Gutters and Drainage

C. Roof Condition

Questions/Information

-  (1) We were told that work was recently done to the roofs. We could see patches on the pitched section of the roof but thought we were told it was replaced. We could not see any of the flat roof because of the decking. Please provide all receipts/contracts for roof work that has been recently completed.

H. Parapet Walls

Questions/Information

-  The inside of the parapet walls around the roof deck have been covered with a fiber board. It is important that the interior side of the block parapet walls be properly sealed. Because of the siding we cannot determine if the block is sealed.

Many of the caulk joints in this siding have failed and need to be re-caulked. If leaking is noted below the roof deck, expect to remove all siding so the block can be inspected.

5. Cooling

B. Condenser Condition

Deferred Maintenance

-  The average useful life of an AC condenser is 12 to 15 years. This condenser is at this age so extended life should not be expected. We highly recommend monthly filter changes and annual spring tune-ups to help extend the life of the AC system.

6. Garage

C. Garage Masonry

Significant Repair/Replace

-  The interior concrete block wall in the garage has been leaking. See photo. There are water stains throughout the north wall. Has the garage been maintained/sealed in the same way as the main building? If so, this could be a sign that water has been getting into the concrete block walls. If this occurs behind drywall then mold-growth can become an issue. See notes in Exterior Section regarding concrete block.

I. Overhead Door

Safety Concern

-  The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

7. Electrical System

C. Main Panel Condition

Safety Concern

-  (1) The main electrical panel has been mounted in direct contact with the foundation. Most municipalities do not allow this because moisture from the foundation can seep into the panel and cause corrosion. Panel should typically be mounted with an air gap between the panel and the foundation or a piece of plywood. Consult with a qualified electrician and/or the local municipality to verify local requirements and to remount this panel as required.

K. Double-tapping

Safety Concern

-  Double-tapping was noted in the electrical panel. One double-tapped breakers was present. Double-tapping means that two circuits are running into one breaker. This is a safety concern because the circuits can overheat and because wires in the panel can become loose. Consult with a qualified electrician to determine the best way to remove all double-taps.

8. Plumbing and Water Heating Systems

K. Water Heater Gas Line Condition

Repair/Replace

-  Please add a drip leg (or sediment trap) onto the gas line near the water heater. These are required by most manufacturers because they trap debris in the gas line before the line enters the furnace. The lack of a sediment trap may void the warranty on the new water heater. Consult with a qualified plumber.

N. Water Heater Temperature Pressure Relief Valve

Safety Concern

-  The temperature pressure relief valve should have a pipe extension that runs from the valve to within 6 inches of the floor. The extension is missing on this water heater. Consult with a qualified plumber to install the proper extension.

9. Furnaces

L. Operation

Repair/Replace

-  We recommend a full professional tune-up and cleaning of the HVAC system prior to the close of attorney review. This system appears dirty (visible dirt inside machine and/or dirty filter). Furnaces should be tuned-up every fall before heating season and AC systems should be tuned-up every spring before cooling season.

11. Fireplaces

A. General Fireplace

Safety Concern

-  (2) A shut-off is required to be present outside of the firebox but within reach of the fireplace. Consult with a qualified plumber or fireplace contractor to add a proper gas shut-off.

12. Bathrooms

I. Electrical Outlet Condition Safety Concern

-  The outlet in the powder room is not properly grounded so the GFI is not tripping properly. Repair.

14. Interior

B. Ancillary Door Condition

Significant Repair/Replace

-  (1) The fixed-pane window to the north of the kitchen deck door has a compromised seal. Compromised seals are generally indicated by the presence of condensation between the two panes of glass. This is commonly considered to be more of a cosmetic issue than a functional issue, but the condensation can become so dense that the window becomes opaque. There are many causes of this problem including structural issues, leaking concrete block, improper window installation and excessive interior humidity levels. Some windows can be repaired but others will need to be replaced. Consult with a qualified window contractor to further evaluate this window to determine the best course of action.
-  (2) It appears that the master bedroom roof deck door has been leaking. The floor in front of the door is water damaged. Moisture levels were elevated on this floor at the time of the inspection (tested with a moisture meter). Consult with a qualified general contractor or door contractor to repair this door so it does not leak. This leaking may be the cause of the water damage noted on the 1st floor bedroom ceiling. Once the leaking is stopped then replace/refinish the damaged floor boards.
-  (3) All of the deck/balcony doors are very difficult to open/close. This may be because of water damage or improper installation. Consult with a qualified contractor to make all necessary repairs.
-  (4) It appears that some repairs have been made above the front juliet balcony door frame. Was there leaking above this door? If so, what was done to prevent further leaking? Provide any receipts for work done.

C. Ceiling Condition

Significant Repair/Replace

-  There is a large water spot on the ceiling of the 1st floor bedroom. Parts of this area were wet at the time of the inspection (tested with a moisture meter). This area is under the east master bedroom wall so there are a number of problems that could cause this leaking. Area to check include the connection between the roof (under the deck) and the east wall, the door flashings, the siding and the window flashings. It appears that caulking has recently been added on the siding but this does not appear to have stopped the problem. Additionally, caulking is not a long-term fix for this type of problem because it will fail over time. Consult with a qualified general contractor, roofer and/or door installer to find the water source and make all necessary repairs.

14. Interior

D. Wall Condition

Significant Repair/Replace



Water stains were noted on the walls/ceilings in several locations. We believe this interior leaking may be related to problems related to the concrete block. If the block is taking on too much water and/or not draining properly, then water can get stuck in the walls and come through the drywall.

Once water is in the walls, the following steps should be taken:

- consult with qualified masons, architects and general contractors to determine why the water is getting into the walls
- make all necessary repairs to the masonry to stop the leaking
- remove all drywall and insulation on the impacted walls to determine the extent of the interior damage. Check for mold growth.
- check all electrical and low voltage facilities on the impacted walls for corrosion
- check the floor joists for water damage along the perimeter walls. If the joists have gotten wet then a structural engineer is needed for further evaluation
- remove and replace all impacted materials
- if mold is found in the walls then all proper remediation steps should be followed with a licensed mold remediation contractor

Water damage was noted in the following areas:

- Wall on either side of the fireplace. Some cracking was noted so the walls were tested with a moisture meter and they were wet on both sides. Additionally some staining is noted near the base of the wall on the west side of the fireplace. Photo 1
- Water stains are noted around the HVAC duct above the window in the 1st floor guest bedroom. Stains are also noted in the center of the window frame below the HVAC duct and on the base of the window blinds. Photo 2
- Nail pops were noted in the 2nd floor loft area along the north wall. Nail pops can be caused by high moisture levels in the walls or because of poor drywall installation.
- Some buckling of the drywall/paint was noted under the master bedroom window. This could be from water damage or from poor drywall installation.
- Water marks were noted on the east wall that is visible through the whirlpool motor access panel. This may also be indicative of water entering through the block on the east wall. Photo 3

G. Window Condition

Significant Repair/Replace



(1) It appears that some of the seals in the thermal pane windows are compromised. Compromised seals are generally indicated by the presence of condensation between the two panes of glass. This is commonly considered to be more of a cosmetic issue than a functional issue, but the condensation can become so dense that the window becomes opaque. There are many causes of this problem including structural issues, improper window installation and excessive interior humidity levels. Some windows can be repaired but others will need to be replaced. Consult with a qualified window contractor to further evaluate these windows to determine the best course of action.

- Fixed panel to north of kitchen door
- Upper west window on kitchen north wall
- Upper north window on east master bedroom wall

14. Interior

J. Electrical Outlet Condition

Safety Concern



There are numerous mis-wired outlets throughout this home. The ones we found are marked with blue tape. Some are not properly grounded and some have their hot and neutral wires reversed. Consult with a qualified electrician to repair all mis-wired outlets. Once all personal items are removed all outlets should be retested.

Date: 7/7/2011	Time: 03:00 PM	Report ID: 20110707b
Property: Split-block Example Chicago IL	Customer: Michelle Teague	Real Estate Professional:

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:

What work is planned for the masonry?, Condominium
What work is planned for the roof?

Type of building:

Style of Home:

3-unit Condo

Occupancy:

Unoccupied but furnished

Approximate age of building:

11 to 15 Years - 1999

Home/Building Faces:

West

Temperature:

56 to 99 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

In Attendance:

Client, Client's agent, Seller's agent

Standards of Practice:

ASHI American Society of Home Inspectors, Illinois

Inspection Fees:

\$400

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"/>									A. General Access Access: Able to access all sides
<input checked="" type="checkbox"/>									B. Walkways
<input checked="" type="checkbox"/>									C. Steps Steps: Concrete
		<input checked="" type="checkbox"/>							D. Decks Deck: Wood, Rusting structural elements <input checked="" type="checkbox"/> Consult with a qualified decking contractor to make the following repairs to the back deck system: - The structural elements like bolts, nails, braces and joist hangers are rusting. All rusting connectors should be replaced. This rust is likely because improper connectors were used. Only galvanized metals rated for pressure treated wood or stainless steel should be used. - The stairs do not have adequate structural bracing. When walking on the top levels of the back stairs the structure moves from side to side. There should not be any movement in these stairs.
					<input checked="" type="checkbox"/>				E. Balcony Balcony: Juliet balcony The metal on the juliet balcony needs to be scraped and repainted.
<input checked="" type="checkbox"/>									F. Handrails Handrails: Wood, Metal
					<input checked="" type="checkbox"/>				G. Fencing Fencing: Metal, Rusting The metal fencing is rusting. Scrape all areas where rust is present and repaint to prevent further rusting.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
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2. Exterior

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| | | | | | | | **A. Exposed Foundation**

Exposed Foundation: Poured Concrete

| | | | | | | | | **B. Masonry/Stucco**

Masonry/Stucco: Brick Veneer, Split-face concrete block

 General information about concrete block buildings:

Split-face block construction generally implies that a single masonry unit creates the structure of the building and also serves as the building's moisture barrier. Split-block is present on the north, south and east sides of this building. Most other masonry buildings have at least two courses of masonry - an outer course that is the moisture barrier and an inner course that is the structural wall. Moisture intrusion has been a concern in single-width masonry buildings throughout the city (smooth and split-face block buildings). Moisture intrusion generally occurs behind the interior walls and is often not visible during a home inspection. We cannot make a definitive statement as to whether or not this particular building has experienced or will experience any moisture penetration problems.

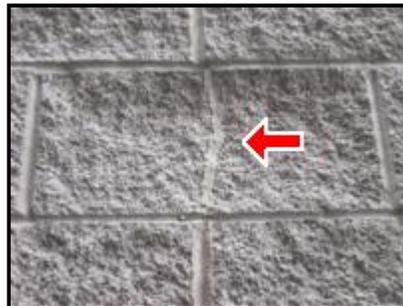
To help reduce the amount of water that penetrates the block, the buildings need to be sealed periodically. Generally the buildings should be treated/sealed at installation and then approximately every 5 years depending on the type of sealer used. There are many types of sealers and only permeable/breathable sealers are considered acceptable for concrete block. Most sealers have a 5-year life expectancy but many only last 2 to 3 years. It is also possible to apply sealers that should last 8 to 10 years. We highly recommend that you request written documentation and receipts from the seller showing when the building was last sealed and what product was used. Because we cannot see inside the walls we also recommend further evaluation and moisture penetration testing by a mason experienced with this type of construction.

Specific information about this building:

- Caulking has been used to repair cracks in blocks throughout the building (see photo). The use of caulk to repair cracking in block buildings is against the block manufacturer's recommendations and against the standards set by the National Masonry Institute. The use of caulking can trap water inside the block. We recommend that all caulking that has been used on this building be removed and that all cracks be properly tuck pointed (old mortar should be ground out and new mortar should be installed). Consult with a qualified mason to further evaluate this situation.

- We were told that a sealer has been applied to this building somewhat recently. We need verification of what sealer was used and when it was applied. It is important to verify that this sealer is intended for use on concrete block. Please provide the exact name of the manufacturer AND the exact sealer name.

- Efflorescence and rust was visible on the concrete blocks throughout the east wall. Efflorescence is a mineral deposit left over after masonry products and water mix. Efflorescence on concrete blocks is generally a sign that water is getting into the block. If the blocks are properly sealed and the building is properly constructed, then only minimal amounts of water (ideally, no water) should enter the blocks and efflorescence should not be present. We cannot determine if the rust and efflorescence are present because of problems with the decking or because the masonry is taking on too much water.



B. Picture 1

- | | | | | | | |

C. Siding

Siding Material: Composite board

See notes in parapet wall section regarding siding at the roof deck.

- | | | | | | | |

D. Soffit/Fascia

Soffit/Fascia: Aluminum

- | | | | | | | |

E. Trim

Trim: Wood, Limestone, Aluminum

- | | | | | | | |

F. Windows

Exterior Window Frame Material: Wood

- | | | | | | | |

G. Caulking

Caulking: Silicone

Caulking is an important part of the exterior of a home. Caulking helps to keep moisture out of a home and it improves the efficiency of the home. Over time, caulking will wear out and need to be replaced. Monitor the caulking on this home and replace as necessary.

- | | | | | | | |

H. Exterior Fixtures

Exterior Fixtures: Not working

SAT SIG SAF RR MIN DM QU NIV NP

Items

The back deck lights off the kitchen did not work at the time of the inspection. Replace the light bulbs and retest. Repair the switches or fixtures as necessary.

| | | | | | | |

I. Exterior Outlets

Exterior Outlets: GFI not resetting properly

 The exterior outlets on the 1st floor back deck and the top floor back deck are not resetting properly. Please replace the GFI and make sure that all wiring is correct. Consult with a qualified contractor.

| | | | | | | |

J. Water Spigots

Water Spigots: Present

| | | | | | | |

K. Dryer Exhaust

Dryer Exhaust: Not visible

| | | | | | | |

L. Gas Meter

Gas Meter: Common - could not locate

| | | | | | | |

M. Electric Meter

Electric Meter: Common - could not locate

SAT SIG SAF RR MIN DM QU NIV NP

Items

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3. Roofing, Gutters and Drainage

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SAT SIG SAF RR MIN DM QU NIV NP

Items

| | | | | | | |

A. Gutters

Gutters: Aluminum

Gutter/Downspout Approximate Age: Original to home

| | | | | | | |

B. Downspouts

Downspouts: Aluminum

| | | | | | | |

C. Roof Condition

How Inspected Roof/Gutters/Downspouts: From deck/porch/balcony

Extent View of Roof/Gutters/Downspouts: Covered by decking

Roof Style: Flat, Hip

Roofing Material: Asphalt/Fiberglass, Modified bitumen

SAT SIG SAF RR MIN DM QU NIV NP

Items

Roof Condition: Satisfactory

 (1) We were told that work was recently done to the roofs. We could see patches on the pitched section of the roof but thought we were told it was replaced. We could not see any of the flat roof because of the decking. Please provide all receipts/contracts for roof work that has been recently completed.

(2) The flat roof is completely covered by a roof deck. As a result we cannot evaluate the pitch/drainage of the roof, some or all of the flashings, the condition of the membrane or the condition of the seams.

(3) The average life expectancy of a modified bitumen flat roof is about 18 to 20 years.

| | | | | | | |

D. Roof Layers

Number of Roofing Layers: Flat roof

The number of layers of roofing material cannot be determined on a properly finished flat roof.

| | | | | | | |

E. Flashings

Flashing Materials: Metal/aluminum, Not visible

Flashing Condition: Satisfactory

Most flashings were not visible for inspection.

| | | | | | | |

F. Roof Venting

| | | | | | | |

G. Plumbing Vents

| | | | | | | |

H. Parapet Walls

Parapet Walls: Block

 The inside of the parapet walls around the roof deck have been covered with a fiber board. It is important that the interior side of the block parapet walls be properly sealed. Because of the siding we cannot determine if the block is sealed.

Many of the caulk joints in this siding have failed and need to be re-caulked. If leaking is noted below the roof deck, expect to remove all siding so the block can be inspected.

- 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: 3.5 Tons

Fluid Line Condition: Needs new insulation - interior, Extend insulation all the way to coil cabinet

(1) The AC fluid lines are insulated near the AC coil so that condensation does not form on these lines while the system is running. The insulation is incomplete near the coil cabinet. As a result, condensation will form and drip onto the mechanical equipment below. Add proper HVAC tape or putty to seal the lines and prevent condensation.

(2) The insulation on the AC fluid lines should be replaced at the coil. AC line insulation helps prevent condensation and improves the efficiency of the system.

| | | | | | | |

B. Condenser Condition

Condenser Accessibility: Present - deck/porch

Manufacturer (Condenser): Nordyne, Tappan

Manufacture Date (Condenser): 1999, At expected life

 The average useful life of an AC condenser is 12 to 15 years. This condenser is at this age so extended life should not be expected. We highly recommend monthly filter changes and annual spring tune-ups to help extend the life of the AC system.

| | | | | | | |

C. Coil Condition

Coil Accessibility: Not visible - fully encased

| | | | | | |

D. Electrical Disconnect

Exterior Disconnect: Present

| | | | | | |

E. Maximum Fuse Size

Maximum Fuse Size: 35 amps

| | | | | | |

F. Temperature Drop

Temperature Drop: Satisfactory

Supply Temperature: 51 to 55 degrees

Extra Info : 55

Return Temperature: 66 to 70 degrees

Extra Info : 69

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

Garage Type: Detached

| | | | | | | | **B. Garage Siding**

Garage Siding: Vinyl

| | | | | | | | | **C. Garage Masonry**

Garage Masonry: Split-face concrete block

 The interior concrete block wall in the garage has been leaking. See photo. There are water stains throughout the north wall. Has the garage been maintained/sealed in the same way as the main building? If so, this could be a sign that water has been getting into the concrete block walls. If this occurs behind drywall then mold-growth can become an issue. See notes in Exterior Section regarding concrete block.



C. Picture 1

| | | | | | | | | **D. Garage Roof Condition**

Garage Roof Style: Flat

Garage Roofing Material: Modified bitumen

Garage Roof Age: 11-15 years

Garage Roof Layers: Could not determine

Recommend adding a new silver coating on the garage roof. This will reduce cracking.

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



D. Picture 1

| | | | | | | | **E. Garage Interior Electrical**
Garage Interior Electrical: Lighting

| | | | | | | | **F. Garage Ceiling**
Garage Ceilings: Drywall

| | | | | | | | | **G. Garage Walls**
Garage Walls: Drywall, Concrete block, Water damaged
 See masonry notes above.

| | | | | | | | **H. Garage Floor**
Garage Floor: Concrete

| | | | | | | | | | **I. Overhead Door**
Garage Overhead Door: Metal
Safety Reverse - Electronic Eye: Present, Tested
Safety Reverse - Pressure: Did not reverse
 The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

| | | | | | | | **J. Access Door**
Garage Access Door: Metal

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7. Electrical System

The electrical inspection consists of an interior inspection (when possible) of the electrical panel/s and a random sample check of outlets, switches and fixtures. It is generally not possible to test all electrical facilities because we cannot unplug or move personal items in the home. Additionally, we cannot determine the proper number of circuits for a home or if residents will overload circuits. We cannot make this determination because we have no knowledge of the personal items that will be in the home or how they will be used. Additionally we cannot verify how the wiring in the home is distributed between the main panel and the electrical facilities (switches, outlets and fixtures). We also

cannot determine if labels are correct because we cannot turn off circuits. AFCI breakers will not be tested because personal electronic equipment could be shut-down or damaged.

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. Main Service Drop and Meter Main Service Drop and Meter: Overhead
<input checked="" type="checkbox"/>									B. Overhead Clearance Overhead Clearance: Satisfactory
		<input checked="" type="checkbox"/>							C. Main Panel Condition Main Panel Access: Typical Main Panel Location: Utility room Main Panel Type: Breaker Main Panel Disconnect: Located in common area - not inspected/verified Main Disconnect Wire Type: Copper Main Panel Condition: Mounted directly on exterior wall Main Panel Voltage: 120/240 Main Panel Amperage: 100 amps Main Panel Labels: Most labeled <input checked="" type="checkbox"/> (1) The main electrical panel has been mounted in direct contact with the foundation. Most municipalities do not allow this because moisture from the foundation can seep into the panel and cause corrosion. Panel should typically be mounted with an air gap between the panel and the foundation or a piece of plywood. Consult with a qualified electrician and/or the local municipality to verify local requirements and to remount this panel as required. (2) Please label all unlabeled circuits.
								<input checked="" type="checkbox"/>	D. Grounding Grounding: Common system - cannot inspect
								<input checked="" type="checkbox"/>	E. Bonding Bonding: Common system - not inspected
<input checked="" type="checkbox"/>									F. Number of Active Circuits Number of Active Circuits: Typical amount
								<input checked="" type="checkbox"/>	G. Number of Spares Number of Spares: Over capacity Because of the double-tapping noted below, the box is over capacity (there are more circuits than there are spaces for breakers). See double-tapping section for more information.

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

SAT SIG SAF RR MIN DM QU NIV NP Items

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

Wire Condition in Main Panel/Sub-Panel: Satisfactory

| | | | | | | | **I. Conduit**

Conduit Types: Solid metal, Not visible

The majority of electrical conduit in this home is behind walls and therefore cannot be inspected.

| | | | | | | | **J. House Wiring Type and Condition**

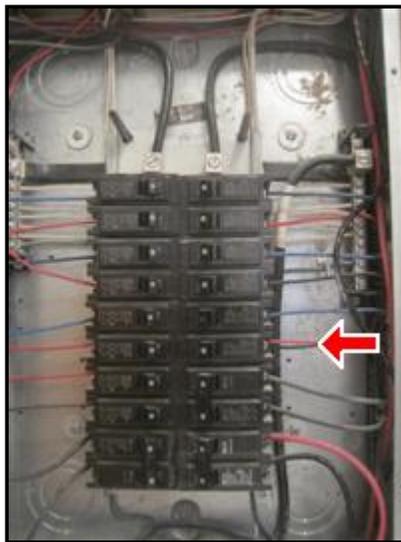
Junction Boxes: Satisfactory

House Wiring Type: Copper

| | | | | | | | **K. Double-tapping**

Double tapping: One double tap

Double-tapping was noted in the electrical panel. One double-tapped breakers was present. Double-tapping means that two circuits are running into one breaker. This is a safety concern because the circuits can overheat and because wires in the panel can become loose. Consult with a qualified electrician to determine the best way to remove all double-taps.



K. Picture 1

SAT SIG SAF RR MIN DM QU NIV NP Items

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8. Plumbing and Water Heating Systems

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| | | | | | | | **A. General Plumbing**
Plumbing Access and Current State: Water was on, plumbing tested, Home has been unoccupied
 This home has been unoccupied. When a plumbing systems are not used it is common for leaks to occur once the new owner moves in. Plumbing connections on both the supply and drain sides of the system can dry out and deteriorate when not in use. Watch carefully for plumbing leaks in the first few months of occupancy and hire a licensed plumber to make all necessary repairs. Leaks of this nature generally will not show up during the home inspection.

| | | | | | | | **B. Gas Line and Meter Condition**
Gas Line Type: Black iron, CSST
Gas Meter Location: Exterior - south

| | | | | | | | **C. Water Main Condition**
Main Water Source: Municipal
Main Water Shut-off Location: Common

| | | | | | | | **D. Supply Pipe Condition**
Supply Line Type: Copper

| | | | | | | | **E. Drain Pipe Condition**
Drain Line Type: Not visible
 All of the drain piping in the home is behind finished walls and could not be inspected.

| | | | | | | | **F. Vent Pipe Condition**
Vent Pipe Type: Not visible
 Plumbing vents are generally not visible in a home inspection because they are inside the walls. We are sometimes able to see the beginning of the vents in the basement and the ends of the vents in the attic. We cannot determine if they are properly connected to each drain along the way.

| | | | | | | | **G. Water Pressure**
Water Pressure: Normal

| | | | | | | | **H. Drainage**
Drainage: Normal

| | | | | | | | **I. Water Heater Condition**
Water Heater Locations: Utility room
Water Heater Access: Typical
Water Heater Manufacturer: RINNAI

Water Heater Fuel: Gas

Water Heater Serial Number: Serial number listed below
Serial # : 07-09.107068

Water Heater Age: 2007

Water Heater Size: Tankless/On-demand

Water Heater Condition: Satisfactory

This home has a tankless water heater. These heaters are efficient and long-lasting. They also produce an endless supply of hot water. However, depending on the size of the heater, it may not be able to supply adequate levels of hot water to multiple fixtures at the same time. Expect that it will not be possible to run more than 2 or 3 hot water facilities at the same time. We cannot determine the proper size for a tankless water heater system in a normal home inspection.

| | | | | | | | **J. Water Heater Flue Condition**

Flue Condition: Properly pitched

| | | | | | | | | **K. Water Heater Gas Line Condition**

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

 Please add a drip leg (or sediment trap) onto the gas line near the water heater. These are required by most manufacturers because they trap debris in the gas line before the line enters the furnace. The lack of a sediment trap may void the warranty on the new water heater. Consult with a qualified plumber.

| | | | | | | | **L. Water Heater Combustion Air**

Combustion Air: Satisfactory

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

Water Heater Shut-offs: Present

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

Temperature Pressure Relief Valve: Extension missing

 The temperature pressure relief valve should have a pipe extension that runs from the valve to within 6 inches of the floor. The extension is missing on this water heater. Consult with a qualified plumber to install the proper extension.



N. Picture 1

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9. Furnaces

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- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A. Types of Heating Systems
Types of Heating Systems: Gas forced air
Energy Source: Gas |
| <input checked="" type="checkbox"/> | B. Thermostat Condition
Thermostat: Programmable |
| <input checked="" type="checkbox"/> | C. Ductwork Condition
Ductwork: Metal, Most behind walls and not visible |
| <input checked="" type="checkbox"/> | D. General Furnace Condition
Furnace Room: Satisfactory
Heating System Brand: TAPPAN
Estimated Efficiency Level: Mid-efficiency (80%)
Serial Number: Serial number listed below
Serial Number : G6R9907-02666 |

Model Number: Model number listed below

Model Number : G6RA096C-16

Manufacture Date: 1999

Size/BTU's: 95,000 to 109,000

Number of BTU's : 96,000



E. Flue Condition

Furnace Flue: Metal, Properly pitched



F. Gas Line Condition

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



G. Combustion Air

Combustion Air: Sufficient



H. Shut-off Condition

Furnace Shut-Offs: Tested, Main switch present, Blower door switch present



I. Filter Condition

Filter Type: Disposable

Filter Size: 16x25

The furnace has a disposable filter. We recommend changing filters monthly or whenever they appear dirty. Changing furnace filters is important because dirty filters can cause damage to the mechanical equipment and contribute to poor air quality.



J. Humidifier Condition

Humidifier: Working



K. Heat Exchanger Condition

Heat Exchanger: Limited visibility

Typically only a small percentage of the furnace 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.



L. Operation

Operation: Fired, Needs general tune-up and cleaning

 We recommend a full professional tune-up and cleaning of the HVAC system prior to the close of attorney review. This system appears dirty (visible dirt inside machine and/or dirty filter). Furnaces should be tuned-up every fall before heating season and AC systems should be tuned-up every spring before cooling season.

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10. 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

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

Walls: Drywall

Ceilings: Drywall

Floors: Tile

Doors: Satisfactory

Cabinets: Laminate

Counters: Laminate

Electrical: Mis-wired outlet

| | | | | | | | **B. Washing Machine**

Washing Machine: Ran through cycle, Front loader

The following guidelines should be followed for front-loading washing machines:

- Always use high efficiency laundry detergents
- Leave the main door and soap doors open after running the machines - this will help reduce mold growth in the machines
- If mold growth becomes an issue inside the machines either contact the manufacturer or try running the machine empty with a product call Fresh Wave Multi-Purpose Additive to remove the odor.

| | | | | | | | | **C. Laundry Water Supply**

Laundry Water Supply: Not visible

| | | | | | | | | **D. Laundry Drain**

Laundry Drain: Not visible

| | | | | | | | **E. Dryer**

Dryer: Ran briefly - heated

Dryer Power Source: Gas

| | | | | | | | **F. Combustion Air**

Combustion Air: Satisfactory

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **G. Dryer Vent**

Dryer Vent: Replace or clean annually, Not visible

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.

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11. Fireplaces

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. General Fireplace**

Type of Fireplace: Metal Insert

Number of Fireplaces in the Home: 1

Fuel Source: Gas ventless, No exterior gas shut-off

(1) This home has a gas-ventless fireplace. These fireplaces are 100% efficient so they do not have flues for combustion product removal. When these fireplaces are operating, they will draw a significant amount of oxygen from the air and return carbon dioxide to the air. Therefore it is important that there always be a supply of fresh air while the fireplace is operating. The manufacturer recommends that a window be opened slightly at all times during operation.

 (2) A shut-off is required to be present outside of the firebox but within reach of the fireplace. Consult with a qualified plumber or fireplace contractor to add a proper gas shut-off.

| | | | | | | | **B. General Operation Issues**

Ability to Test: Tested

| | | | | | | | **C. Hearth Extension Condition**

Hearth Extension: Satisfactory for gas logs/gas ventless

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

Firebox: Masonry panels, Metal

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12. Bathrooms

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. General Bathroom Number of Full Baths: Two Number of Half Baths: One
<input checked="" type="checkbox"/>									B. Ceiling Condition Ceiling Material: Drywall
<input checked="" type="checkbox"/>									C. Wall Condition Wall Material: Drywall
<input checked="" type="checkbox"/>									D. Floor Condition Flooring Material: Tile
<input checked="" type="checkbox"/>									E. Interior Door Condition Interior Doors: Satisfactory
<input checked="" type="checkbox"/>									F. Window Condition Window Type: Double-hung, Casement Window Age: Appear original Window Glass Type: Double-paned Interior Window Frame Material: Wood Screens: Present all windows
<input checked="" type="checkbox"/>									G. Electrical Switch Condition Electrical Switches: All tested
<input checked="" type="checkbox"/>									H. Electrical Fixture Condition Electrical Fixtures: All tested
		<input checked="" type="checkbox"/>							I. Electrical Outlet Condition Electrical Outlets: Sample tested, GFI protected <input checked="" type="checkbox"/> The outlet in the powder room is not properly grounded so the GFI is not tripping properly. Repair.
<input checked="" type="checkbox"/>									J. Bathroom Ventilation Ventilation: Fan present, Window
<input checked="" type="checkbox"/>									K. HVAC Ductwork Condition

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP

Items

Supply Ductwork: Present in all bathrooms

| | | | | | | |

L. Vanity Condition

Vanity: Satisfactory

| | | | | | | |

M. Sink Plumbing Condition

Sink Basin: Porcelain/enamel

Sink Faucet: Satisfactory

Sink Drain: P-trap, PVC

| | | | | | | |

N. Toilet condition

Toilet Operation: Flushes

Toilet Condition: Satisfactory

| | | | | | | |

O. Bathtub Condition

Tub Type: Cast iron

Tub Faucet: Satisfactory

Tub Walls: Tile

Tub Shower Head: Satisfactory

Tub Caulking: Satisfactory

| | | | | | | |

P. Shower Condition

Shower Stall Pan/Floor: Tile/Masonry

Shower Faucet: Satisfactory

Shower Walls: Tile

Shower Head: Satisfactory

Shower Caulking: Satisfactory

| | | | | | | |

Q. Whirlpool Condition

Whirlpool: Tested, Access panel present, GFI protected

| | | | | | | |

R. Steam Shower Condition

Steam Shower: Tested

| | | | | | | |

S. Water Pressure/Drainage

Water Pressure: Normal

Drainage: Normal

SAT SIG SAF RR MIN DM QU NIV NP

Items

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13. 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"/>									A. General Kitchen
<input checked="" type="checkbox"/>									B. Ceiling Condition Ceiling Material: Drywall
<input checked="" type="checkbox"/>									C. Wall Condition Wall Material: Drywall
<input checked="" type="checkbox"/>									D. Floor Condition Flooring Material: Hardwood
<input checked="" type="checkbox"/>									E. Electrical Switch Condition Electrical Switches: All tested
<input checked="" type="checkbox"/>									F. Electrical Fixture Condition Electrical Fixtures: All tested
		<input checked="" type="checkbox"/>							G. Electrical Outlet Condition Electrical Outlets: All tested, Three-pronged, grounded, GFI protected, Mis-wired - hot/neutral reversed See notes in Interior Outlet Section.
<input checked="" type="checkbox"/>									H. HVAC Ductwork Condition Supply Ductwork: Present
<input checked="" type="checkbox"/>									I. Cabinet Condition Cabinetry: Satisfactory, Wood/wood veneer
<input checked="" type="checkbox"/>									J. Counter Top Condition Counters: Granite Granite should only be cleaned with a stone cleaner or mild dish soap. Do not use any cleaners with vinegar or ammonia because they will remove the seal on the stone.
<input checked="" type="checkbox"/>									K. Sink Plumbing Condition Sink Basin: Stainless Steel

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP

Items

Sink Faucet: Satisfactory

Sink Faucet Sprayer: Functional

Sink Drain: P-trap, PVC

| | | | | | | |

L. Appliance Condition

Disposal: Functional

Dishwasher: Functional, Dishwasher drains through disposal

Refrigerator: Functional, Ice maker not turned on - not tested

Oven: Functional

Cook top: Functional

Exhaust Fan: Hood

The dishwasher drains is running into the disposal. This type of connection is not recommended because it creates a cross-connect between the two appliances. If the disposal is clogged and the dishwasher is running, it is possible to pull bacteria out of the disposal and into the dishwasher. Consult with a qualified plumber to connect the dishwasher drain properly (outside of the disposal).

| | | | | | | |

M. Water Pressure and Drainage

Water Pressure: Normal

Drainage: Normal

SAT SIG SAF RR MIN DM QU NIV NP

Items

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14. 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, Metal, Leaking - floor damaged, Not closing/opening properly, Evidence of broken thermal pane seals

Screen/Storm Doors: Metal, Screen door off track

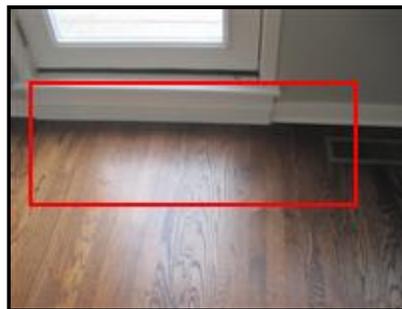
 (1) The fixed-pane window to the north of the kitchen deck door has a compromised seal. Compromised seals are generally indicated by the presence of condensation between the two panes of glass. This is commonly considered to be more of a cosmetic issue than a functional issue, but the condensation can become so dense that the window becomes opaque. There are many causes of this problem

SAT SIG SAF RR MIN DM QU NIV NP

Items

including structural issues, leaking concrete block, improper window installation and excessive interior humidity levels. Some windows can be repaired but others will need to be replaced. Consult with a qualified window contractor to further evaluate this window to determine the best course of action.

 (2) It appears that the master bedroom roof deck door has been leaking. The floor in front of the door is water damaged. Moisture levels were elevated on this floor at the time of the inspection (tested with a moisture meter). Consult with a qualified general contractor or door contractor to repair this door so it does not leak. This leaking may be the cause of the water damage noted on the 1st floor bedroom ceiling. Once the leaking is stopped then replace/refinish the damaged floor boards.



B. Picture 1

 (3) All of the deck/balcony doors are very difficult to open/close. This may be because of water damage or improper installation. Consult with a qualified contractor to make all necessary repairs.

 (4) It appears that some repairs have been made above the front juliet balcony door frame. Was there leaking above this door? If so, what was done to prevent further leaking? Provide any receipts for work done.

(5) The screen door on the juliet balcony is off track. Repair.

|  | | | | | | | | **C. Ceiling Condition**

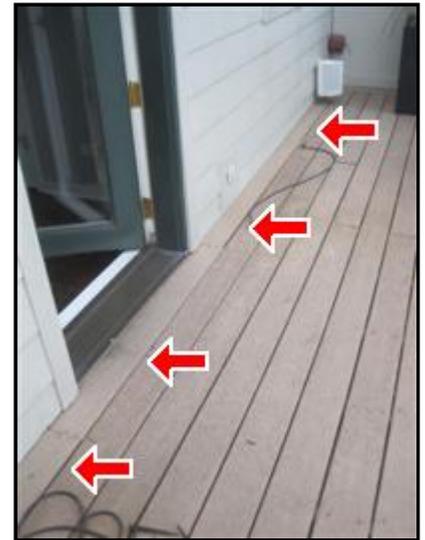
Ceiling Material: Drywall, Water damage

 There is a large water spot on the ceiling of the 1st floor bedroom. Parts of this area were wet at the time of the inspection (tested with a moisture meter). This area is under the east master bedroom wall so there are a number of problems that could cause this leaking. Area to check include the connection between the roof (under the deck) and the east wall, the door flashings, the siding and the window flashings. It appears that caulking has recently been added on the siding but this does not appear to have stopped the problem. Additionally, caulking is not a long-term fix for this type of problem because it will fail over time. Consult with a qualified general contractor, roofer and/

or door installer to find the water source and make all necessary repairs.



C. Picture 1 Wet area on bedroom ceiling



C. Picture 2 Roof connection to wall covered by decking



C. Picture 3 Recently caulked siding near door



D. Wall Condition

Wall Material: Drywall, Water damage - concrete block

 Water stains were noted on the walls/ceilings in several locations. We believe this interior leaking may be related to problems related to the concrete block. If the block is taking on too much water and/or not draining properly, then water can get stuck in the walls and come through the drywall.

Once water is in the walls, the following steps should be taken:

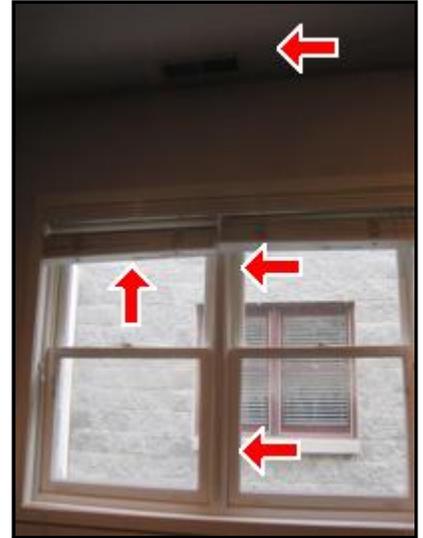
- consult with qualified masons, architects and general contractors to determine why the water is getting into the walls
- make all necessary repairs to the masonry to stop the leaking
- remove all drywall and insulation on the impacted walls to determine the extent of the interior damage. Check for mold growth.
- check all electrical and low voltage facilities on the impacted walls for corrosion
- check the floor joists for water damage along the perimeter walls. If the joists have gotten wet then a structural engineer is needed for further evaluation
- remove and replace all impacted materials
- if mold is found in the walls then all proper remediation steps should be followed with a licensed mold remediation contractor

Water damage was noted in the following areas:

- Wall on either side of the fireplace. Some cracking was noted so the walls were tested with a moisture meter and they were wet on both sides. Additionally some staining is noted near the base of the wall on the west side of the fireplace. Photo 1
- Water stains are noted around the HVAC duct above the window in the 1st floor guest bedroom. Stains are also noted in the center of the window frame below the HVAC duct and on the base of the window blinds. Photo 2
- Nail pops were noted in the 2nd floor loft area along the north wall. Nail pops can be caused by high moisture levels in the walls or because of poor drywall installation.
- Some buckling of the drywall/paint was noted under the master bedroom window. This could be from water damage or from poor drywall installation.
- Water marks were noted on the east wall that is visible through the whirlpool motor access panel. This may also be indicative of water entering through the block on the east wall. Photo 3



D. Picture 1



D. Picture 2



D. Picture 3

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E. Floor Condition

Flooring Material: Hardwood, Tile
See notes regarding leaking deck door above.

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F. Interior Door Condition

Interior Doors: Sample tested

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G. Window Condition

Window Type: Sample tested, Fixed pane, Double-hung, Casement, Awning

Window Age: Appear original

Window Glass Type: Double-paned, Evidence of broken thermal pane seals

Interior Window Frame Material: Wood

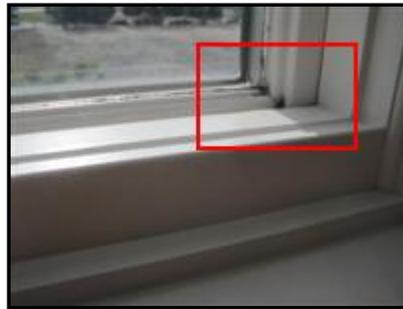
Screens: Present most windows

↑ (1) It appears that some of the seals in the thermal pane windows are compromised. Compromised seals are generally indicated by the presence of condensation between the two panes of glass. This is

commonly considered to be more of a cosmetic issue than a functional issue, but the condensation can become so dense that the window becomes opaque. There are many causes of this problem including structural issues, improper window installation and excessive interior humidity levels. Some windows can be repaired but others will need to be replaced. Consult with a qualified window contractor to further evaluate these windows to determine the best course of action.

- Fixed panel to north of kitchen door
- Upper west window on kitchen north wall
- Upper north window on east master bedroom wall

(2) There is evidence of damage to the window frames for condensation. There is a small amount of a mold-like substance on the north living room window on the west wall. Photo 1. There are also drip marks on the tops of many of the window sashes. These types of drip marks are often from condensation. Condensation can occur because of over humidification or because of high humidity levels in the walls due to the concrete block. It can also occur because blinds are left closed on cold days. We cannot determine the cause of the condensation damage in this unit.



G. Picture 1

(3) Some screens 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.

SAT SIG SAF RR MIN DM QU NIV NP Items

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J. Electrical Outlet Condition

Electrical Outlets: Sample tested, Three-pronged, grounded, Mis-wired - reversed polarity, Three-pronged, not grounded

 There are numerous mis-wired outlets throughout this home. The ones we found are marked with blue tape. Some are not properly grounded and some have their hot and neutral wires reversed. Consult with a qualified electrician to repair all mis-wired outlets. Once all personal items are removed all outlets should be retested.

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K. Ceiling Fan Condition

Ceiling Fans: All tested

| | | | | | | |

L. Closets

Closets: Satisfactory

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M. HVAC Ductwork Condition

Return Ductwork: Satisfactory

Supply Ductwork: Satisfactory

SAT SIG SAF RR MIN DM QU NIV NP Items

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15. Stairs

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SAT SIG SAF RR MIN DM QU NIV NP Items

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A. General Stairs

Location of Stairs: Interior to second floor, Front door to 1st floor

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B. Riser Condition

Stair Risers: Satisfactory

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C. Tread Condition

Stair Treads: Satisfactory

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D. Railings

Railings: Other

The railing is missing on part of the stairwell to the main floor. Install railing.

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16. Smoke and Carbon Monoxide Detectors

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SAT SIG SAF RR MIN DM QU NIV NP Items

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

Smoke Detectors: Satisfactory

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

Carbon Monoxide Detectors: Missing second floor

Install a carbon monoxide detector on the second floor.

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17. Attic

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | **A. General Attic**

Type of Attic: Vaulted/Cathedral Ceilings

There is no access to the underside of the roof in this home because the ceilings have been finished on the 2nd level. As a result, we cannot inspect the rafter structure, the insulation, the ventilation and the electrical wiring.

If ice damming is a problem in the winter it is likely because there is insufficient insulation and/or ventilation on the underside of the roof. In a home with fully vaulted ceilings the easiest way to stop ice damming is to add electric heating coils in the gutters. Otherwise, the 2nd floor ceiling would need to be removed so that insulation and ventilation can be installed.

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