



Inspection Report

Vintage Condo Example Chicago IL

Client's Name:
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General Summary



Property Inspected
Vintage Condo Example
Chicago IL

4. Chimneys

D. Chimney Height

Safety Concern



It appears that the chimney for the furnace is too low. Chimneys should be at least 3 feet above the roof line and 2 feet higher than anything within 10 feet. This chimney does not meet these requirements. Consult with a qualified HVAC contractor to raise the chimney.

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.

F. Temperature Drop

Repair/Replace



The fan turned on but the AC did not. Please have the AC system fully evaluated and repaired or replaced as necessary by a licensed HVAC contractor.

6. Electrical System

A. Main Panel Condition

Safety Concern, Minor Repair/Replace



(1) The main wires have been pulled too tight in the panel. As a result the main lugs have been pulled forward. Have this evaluated and repaired if necessary by a licensed electrician.

I. 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 undersized wire - marked with blue tape

8. Furnaces

C. Ductwork Condition

Safety Concern



The cold air return is located in the kitchen. The kitchen has a gas stove. Cold air returns should not be located in kitchens with gas stoves because by-products from the burning gas can be pulled into the main air supply. Consult with a qualified HVAC contractor to move these cold air returns out of the kitchen.

D. General Furnace Condition

Deferred Maintenance



(1) The average life of a furnace is 18 to 20 years. This furnace is well beyond this age. Expect to replace this furnace at any time. It is very important that older furnaces have a safety evaluation at least annually if they will stay in use.

E. Flue Condition

Safety Concern



The furnace flue should be evaluated for proper drafting by a licensed plumber or HVAC contractor. The flue is heavily corroded on its exterior which is typically a sign of drafting issues.

G. Combustion Air

Safety Concern



The furnace room receives combustion air from the exterior of the building. When combustion air comes from the outside, special requirements exist for the door. The door is required to be a solid, auto-closing, weather-stripped door. The door on this furnace room does not meet this requirement. Consult with a qualified contractor to replace the existing door.

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.

10. Laundry

G. Dryer Vent

Safety Concern



(1) The dryer vent is crushed behind the machine. Please move the machines forward so the vent is not crushed. Install a new vent to replace the one that is crushed.

12. Bathrooms

M. Sink Plumbing Condition

Repair/Replace



The master bath bathroom sink basin is cracked. The basin is not leaking yet, but the crack will likely worsen over time. Expect to replace this sink.

O. Bathtub Condition

Minor Repair/Replace



Adjust the diverter that moves the water between the spout and the shower head in the master bath. It does not completely move the water into the faucet. Consult with a plumber.

13. Kitchen

H. Electrical Outlet Condition

Safety Concern



GFI protection is required on all outlets that are within 6 feet of water. Consult with a licensed contractor to install GFI protection on all required outlets. This includes 1 outlet in this kitchen. Outlet to left of refrigerator.

N. Appliance Condition

Safety Concern, Repair/Replace, Deferred Maintenance



(1) The electrical wiring for the disposal is exposed. Repair conduit so wiring is protected.



(2) The refrigerator was left turned off with the doors closed. This causes an odor to form that gets into the plastic and sometimes cannot be removed. Clean the refrigerator but do not expect the odor to go away.

14. Interior

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.

There are 3 compromised seals in the living room and 1 in the guest bedroom.

L. Closets

Safety Concern



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.

Date: 7/18/2011	Time: 03:30 PM	Report ID: 20110718
Property: Vintage Condo 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:

Who is responsible for the windows/screens?, What work is planned for the masonry?, What work is planned for the roof?

Type of building:

Condominium

Style of Home:

Vintage brick

Occupancy:

Vacant

Approximate age of building:

81 to 100 Years

Home/Building Faces:

South

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:

\$350

1. Grounds

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Walkways**

Walkways: Concrete

| | | | | | | | | **B. Porches**

Porch: Wood

Recommend sealing the wood on the back deck system.

The west porch appears newer than the east porch. Are there any plans to update this porch?

| | | | | | | | | **C. Decks**

Deck: Illegal roof deck

This building has a roof deck that is technically not allowed by the city. Unless there are two permanent ways off of the deck it is not considered legal. Understand that the city could force this deck to be removed at any time.

| | | | | | | | **D. Handrails**

Handrails: Wood

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: Brick

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

Masonry/Stucco: Brick, Tuck pointing not adhered properly, Typical vintage building

(1) Expect that vintage masonry buildings will always have need for masonry repairs. We believe it is best to set aside an annual budget to make repairs. Each year small projects can be completed in the areas most in need of restoration. This can help reduce the changes for large masonry expenditures.

SAT SIG SAF RR MIN DM QU NIV NP Items

(2) Tuck pointing refers to the process of repairing and replacing deteriorated mortar between bricks or blocks. 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 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.

| | | | | | | | **C. Trim**

Trim: Aluminum

| | | | | | | | **D. Windows**

Exterior Window Frame Material: Aluminum

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

| | | | | | | | **F. Exterior Fixtures**

Exterior Fixtures: None

| | | | | | | | **G. Exterior Outlets**

Exterior Outlets: None

| | | | | | | | **H. Dryer Exhaust**

Dryer Exhaust: Satisfactory

| | | | | | | | **I. Gas Meter**

Gas Meter: Common - could not locate

SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | | **J. 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: Galvanized, Heating coils improperly installed

Gutter/Downspout Approximate Age: Newer

There are heating coils installed in the gutters to prevent ice damming in the winter. Extension cords have been used in this installation. Consult with a qualified electrician to add GFI protected outlets at the gutters so that no extension cords are needed.



A. Picture 1

| | | | | | | | **B. Downspouts**

Downspouts: Galvanized

| | | | | | | | | **C. Roof Condition**

How Inspected Roof/Gutters/Downspouts: Walked roof

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

Roof Style: Flat

SAT SIG SAF RR MIN DM QU NIV NP Items

Roofing Material: Modified bitumen

Roof Condition: Ponding water - minor, Not stretched properly

(1) Some minor ponding was noted on the roof. This area should be monitored for deterioration in the roofing material and may eventually need to be re-pitched so that water drains properly.



C. Picture 1

(2) The roofing membrane was not stretched properly at installation or it is sitting over several old layers. As a result, the membrane is loose and buckling. This can trap water on the membrane which will lead to premature failure. Consult with a qualified roofer to properly stretch the membrane and make all necessary repairs so the roof drains properly.



C. Picture 2

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

(4) The roof is partially 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.

| | | | | | | |

D. Roof Age

Roof Approximate Age: 11-15 years

The roof is likely 14 years old. Expect to repair or replace any time in the next 5 years.

| | | | | | | |

E. Roof Layers

Number of Roofing Layers: Flat roof

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

| | | | | | |

F. Flashings

Flashing Materials: Tar

Flashing Condition: All flashings need repair

The flashings throughout the roof are in generally poor condition and need to be repaired. "Flashing" is a generic term that refers to the way in which the roof is connected to other things like parapet walls, chimneys and vents. In general, the flashings on this roof were not well installed and repairs are needed to prevent leaking. Consult with a qualified roofer to repair/replace the following flashings: parapet walls, chimneys, skylights, AC lines and all vents. Photos show examples.



F. Picture 1



F. Picture 2

| | | | | | |

G. Plumbing Vents

Plumbing Vents: Cast iron, PVC

| | | | | | | |

H. Parapet Walls

Parapet Walls: Brick, Need tuck pointing

Some tuck pointing is needed throughout the brick parapet walls. What masonry work is planned for this building?

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4. Chimneys

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Chimney General**
Chimney Inspected From/View Limitations: Roof

| | | | | | | | **B. Chimney Caps**
Chimney Caps: Metal

| | | | | | | | | **C. Chimney Chase**
Chimney Chase: Brick, Metal Flue Pipe, Loose masonry
 The bricks at the top of the old boiler chimney are loose. When masonry is loose on a chimney, the top of the chimney will likely need to be rebuilt. This can be an expensive repair. Consult with a qualified chimney sweep or mason to rebuild this chimney as soon as possible.



C. Picture 1

| | | | | | | | **D. Chimney Height**
Chimney Height: Too low
 It appears that the chimney for the furnace is too low. Chimneys should be at least 3 feet above the roof line and 2 feet higher than anything within 10 feet. This chimney does not meet these requirements. Consult with a qualified HVAC contractor to raise the chimney.

SAT SIG SAF RR MIN DM QU NIV NP Items



D. Picture 1

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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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| | | | | |

A. General Condition

General Condition: Not working

Size/Tonage: 3 Tons

Fluid Line Condition: Needs new insulation - exterior

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

| | | | | | | |

B. Condenser Condition

Condenser Accessibility: Present - roof

Manufacturer (Condenser): Goodman

Manufacture Date (Condenser): 1997, 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

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

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: 30 amps

| | | | | | | | | **F. Temperature Drop**
Temperature Drop: Recommend further evaluation

The fan turned on but the AC did not. Please have the AC system fully evaluated and repaired or replaced as necessary by a licensed HVAC contractor.

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

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6. 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**

| | | | | | | | | **A. Main Panel Condition**
Main Panel Access: Typical
Main Panel Location: Bedroom
Main Panel Type: Breaker
Main Panel Disconnect: Located in common area - not inspected/verified
Main Disconnect Wire Type: Copper
Main Panel Condition: Satisfactory
Main Panel Voltage: 120/240
Main Panel Amperage: 100 amps
Main Panel Labels: Some labeled

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

 (1) The main wires have been pulled too tight in the panel. As a result the main lugs have been pulled forward. Have this evaluated and repaired if necessary by a licensed electrician.



A. Picture 1

(2) Please label all unlabeled circuits.

| | | | | | |

B. Grounding

Grounding: Common system - cannot inspect

| | | | | | |

C. Bonding

Bonding: Common system - not inspected

| | | | | | |

D. Number of Active Circuits

Number of Active Circuits: Typical amount

| | | | | | |

E. Number of Spares

Number of Spares: 5

| | | | | | |

F. Wire Condition in Main Panel/Sub-Panel

Wire Condition in Main Panel/Sub-Panel: Satisfactory

| | | | | | |

G. Conduit

Conduit Types: Solid metal, Not visible

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

| | | | | | |

H. House Wiring Type and Condition

Junction Boxes: Satisfactory

House Wiring Type: Copper



I. 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 undersized wire - marked with blue tape

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7. 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

Gas Meter Location: Common area, Interior - basement



C. Water Main Condition

Main Water Source: Municipal

Main Water Shut-off Location: Basement



D. Supply Pipe Condition

Supply Line Type: Copper



E. Drain Pipe Condition

Drain Line Type: Cast iron, PVC

| | | | | | | |

F. Water Pressure

Water Pressure: Normal

| | | | | | | |

G. Drainage

Drainage: Normal

| | | | | | | |

H. Water Heater Condition

Water Heater Locations: Common, Basement

Water Heater Access: Typical

Water Heater Manufacturer: A.O. SMITH

Water Heater Fuel: Gas

Water Heater Age: 2010

Water Heater Size: 75 gallons

Water Heater Ancillary: Return line present, Power vent fan

Water Heater Condition: Satisfactory

| | | | | | | |

I. Water Heater Flue Condition

Flue Condition: Properly pitched

| | | | | | | |

J. Water Heater Gas Line Condition

Gas Line Condition: Visible

| | | | | | | |

K. Water Heater Combustion Air

Combustion Air: Satisfactory

| | | | | | | |

L. Water Heater Shut-off Condition

Water Heater Shut-offs: Corrosion on water outlet pipe

Corrosion was noted on the hot water line where it exits the top of the water heater. Consult with a qualified plumber to make necessary repairs in order to prevent leaking.



L. Picture 1

SAT SIG SAF RR MIN DM QU NIV NP Items

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

Temperature Pressure Relief Valve: Present

SAT SIG SAF RR MIN DM QU NIV NP Items

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8. Furnaces

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Types of Heating Systems**

Types of Heating Systems: Gas forced air

Number of Heating Units: One

Energy Source: Gas

| | | | | | | | **B. Thermostat Condition**

Thermostat: Programmable

| | | | | | | | | | **C. Ductwork Condition**

Ductwork: Metal, Most behind walls and not visible, Cold air return in kitchen

The cold air return is located in the kitchen. The kitchen has a gas stove. Cold air returns should not be located in kitchens with gas stoves because by-products from the burning gas can be pulled into the main air supply. Consult with a qualified HVAC contractor to move these cold air returns out of the kitchen.



C. Picture 1

| | | | | | | | | **D. General Furnace Condition**

Furnace Room: Water damage on ceiling, Water damage on walls

Heating System Brand: GOODMAN

Estimated Efficiency Level: Mid-efficiency (80%)

SAT SIG SAF RR MIN DM QU NIV NP Items

Serial Number: Serial number listed below

Serial Number : 970502904B


Model Number: Model number listed below

Model Number : GMP100-3

Manufacture Date: 1997, Expect to replace anytime in the next five years

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

Number of BTU's : 100,000


 (1) The average life of a furnace is 18 to 20 years. This furnace is well beyond this age. Expect to replace this furnace at any time. It is very important that older furnaces have a safety evaluation at least annually if they will stay in use.

(2) Water damage was noted on the furnace room walls and ceiling. This damage appears old. What caused this damage and what was done to prevent further leaking? Monitor for future leaking.

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E. Flue Condition

Furnace Flue: Metal, Corroded

 The furnace flue should be evaluated for proper drafting by a licensed plumber or HVAC contractor. The flue is heavily corroded on its exterior which is typically a sign of drafting issues.



E. Picture 1



E. Picture 2

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F. Gas Line Condition

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

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G. Combustion Air

Combustion Air: Exterior air source

 The furnace room receives combustion air from the exterior of the building. When combustion air comes from the outside, special requirements exist for the door. The door is required to be a solid, auto-closing, weather-stripped door. The door on this furnace room does not meet this requirement. Consult with a qualified contractor to replace the existing door.



G. Picture 1

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H. Shut-off Condition

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

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I. Filter Condition

Filter Type: Disposable

Filter Size: 16x20

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: General 800

General 800 humidifiers are very common on forced air furnaces. However they are generally considered ineffective and they are very prone to leaking. We recommend turning off the water source to these humidifiers and removing the pads. If a whole-house humidification system is desired an alternate machine should be installed.

 | | | | | | | |

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

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

Operation: 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.

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

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9. Basement

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

| | | | | | | | **A. General Basement**

We highly recommend that all items kept in basement storage units be placed off the ground on pallets or shelving. Storage items should also be kept in plastic containers that will protect contents from flooding, plumbing leaks, humidity and pests.

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

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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: Vinyl

Doors: Satisfactory

Electrical: Outlet not accessible/testable

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

Washing Machine: Ran through cycle, Top loader, Older

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

The average life of a washing machine or dryer is about 10 years. This machine appears to be at least this old so extended life should not be expected.

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C. Laundry Water Supply

Laundry Water Supply: Rubber hoses, Replace hoses

In general, the water hoses to a washing machine should be replaced approximately every 5 years. We recommend replacing the hoses to this machine.

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D. Laundry Drain

Laundry Drain: Trapped Line

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E. Dryer

Dryer: Ran briefly - heated, Older

Dryer Power Source: Gas

The average life of a washing machine or dryer is about 10 years. This machine appears to be at least this old so extended life should not be expected.

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F. Combustion Air

Combustion Air: Satisfactory

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G. Dryer Vent

Dryer Vent: Replace or clean annually, Semi-rigid metal, Crushed, Clean lint from behind machines

(1) The dryer vent is crushed behind the machine. Please move the machines forward so the vent is not crushed. Install a new vent to replace the one that is crushed.



G. Picture 1

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

(2) 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.

(3) There is a large amount of lint behind the machines. Lint is very combustible and is a common cause of house fires. Please clean all lint from behind the machines.

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

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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: Decorative

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

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12. Bathrooms

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

| | | | | | | | **A. General Bathroom**
Number of Full Baths: Two

| | | | | | | | **B. Ceiling Condition**
Ceiling Material: Drywall

| | | | | | | | **C. Wall Condition**
Wall Material: Drywall

| | | | | | | | **D. Floor Condition**
Flooring Material: Tile

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

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

Interior Doors: Satisfactory



F. Window Condition

Window Type: Double-hung

Window Age: Replacement windows

Window Glass Type: Double-paned

Interior Window Frame Material: Metal

Screens: Present all windows



G. Electrical Switch Condition

Electrical Switches: All tested



H. Electrical Fixture Condition

Electrical Fixtures: All 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.



I. Electrical Outlet Condition

Electrical Outlets: All tested, GFI protected



J. Bathroom Ventilation

Ventilation: Fan present, Window



K. HVAC Ductwork Condition

Supply Ductwork: Present in all bathrooms



L. Vanity Condition

Vanity: Satisfactory




M. Sink Plumbing Condition

Sink Basin: Porcelain/enamel, Cracked

Sink Faucet: Satisfactory

Sink Drain: P-trap, Chrome

 The master bath bathroom sink basin is cracked. The basin is not leaking yet, but the crack will likely worsen over time. Expect to replace this sink.



N. Toilet condition

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

Toilet Operation: Flushes

Toilet Condition: Satisfactory

| | | | | | | | **O. Bathtub Condition**


Tub Type: Cast iron

Tub Faucet: Diverter not working

Tub Walls: Tile

Tub Shower Head: Replace

Tub Caulking: Satisfactory

 Adjust the diverter that moves the water between the spout and the shower head in the master bath. It does not completely move the water into the faucet. Consult with a plumber.

| | | | | | | | **P. Shower Condition**

Shower Stall Pan/Floor: Satisfactory

Shower Faucet: Satisfactory

Shower Walls: Tile

Shower Head: Replace

Shower Caulking: Satisfactory

Replace old shower head.

| | | | | | | | **Q. 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**

| | | | | | | | **A. General Kitchen**

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

Ceiling Material: Drywall

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

| | | | | | | |

C. Wall Condition

Wall Material: Drywall

| | | | | | | |

D. Floor Condition

Flooring Material: Hardwood

| | | | | | | |

E. Window Condition

Window Type: Double-hung

Window Age: Replacement windows

Window Glass Type: Double-paned

Interior Window Frame Material: Metal

Screens: None

Install screen and check for fit and damage.

| | | | | | | |

F. Electrical Switch Condition

Electrical Switches: All tested

| | | | | | | |


G. Electrical Fixture Condition

Electrical Fixtures: All tested

| | | | | | | |

H. Electrical Outlet Condition

Electrical Outlets: GFI missing - one outlet

 GFI protection is required on all outlets that are within 6 feet of water. Consult with a licensed contractor to install GFI protection on all required outlets. This includes 1 outlet in this kitchen. Outlet to left of refrigerator.

| | | | | | | |

I. Ceiling Fan Condition

Ceiling Fans: All tested

| | | | | | | |

J. HVAC Ductwork Condition

Return Ductwork: Too close to gas appliance

Supply Ductwork: Present

There is a cold air return in the kitchen and the home has a gas oven/cook top. The location of a cold air return in a kitchen with gas appliances is against most local requirements because by-products from the gas appliance can be pulled into the main air supply. Consult with a qualified HVAC contractor to move the cold air return out of the kitchen.

| | | | | | | |

K. Cabinet Condition

Cabinetry: Wood/wood veneer

| | | | | | | |

L. Counter Top Condition

Counters: Laminate



M. Sink Plumbing Condition

Sink Basin: Stainless Steel

Sink Faucet: Satisfactory

Sink Faucet Sprayer: Functional

Sink Drain: P-trap, PVC

Cap the unused drain pipe under the sink.



M. Picture 1



N. Appliance Condition

Disposal: Functional, Exposed wiring


Dishwasher: Functional, Older - expect to replace

Refrigerator: Not plugged in - not tested

Oven: Functional, Older - expect to replace

Cook top: Functional, Older - expect to replace

Exhaust Fan: In microwave, Exhausts inside - filters present, Minimal suction

 (1) The electrical wiring for the disposal is exposed. Repair conduit so wiring is protected.



N. Picture 1

🏠 (2) The refrigerator was left turned off with the doors closed. This causes an odor to form that gets into the plastic and sometimes cannot be removed. Clean the refrigerator but do not expect the odor to go away.

(3) All of the appliances appear to be at or beyond their average useful life of approximately 10 years. The appliances were functional at the time of the inspection, but extended life should not be expected.

(4) The exhaust fan has very low suction. Sometimes this is caused by dirty filters. Clean/change all filters as necessary and re-test. If cleaning the filters does not solve the issue then consult with a qualified contractor to make repairs.

(5) The fan in this home does not exhaust outside. This circulating fan likely has two sets of filters. The lower filter (where the air is initially pulled into the fan) can generally be cleaned in the dishwasher as necessary. Most circulating fans also have a charcoal filter in the upper area of the fan where the clean air is released. If the fan does not seem to be removing odors from the air, then the charcoal filter likely needs to be replaced. Consult with the appliance manuals for replacement information.

☒ | | | | | | | | **O. Water Pressure and Drainage**

Water Pressure: Normal

Drainage: Normal

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14. Interior

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A. Entry Door Condition

Front Entry Doors: Satisfactory, Metal

| | | | | | | |

B. Ancillary Door Condition

Ancillary Entry Doors: Metal

Screen/Storm Doors: Metal

| | | | | | | |

C. Ceiling Condition

Ceiling Material: Drywall

There is a crack in the kitchenette ceiling. There are no water marks and the area is dry.

| | | | | | | |

D. Wall Condition

Wall Material: Drywall

| | | | | | | |

E. Floor Condition

Flooring Material: Hardwood, Vintage - typical squeaking, sloping and soft spots

The floors in this home have typical vintage issues. Some areas are squeaky, some areas are unlevel and some areas are bouncy. This is all common in older floors and is typically not problematic. However, we cannot determine if any of this is caused by damaged, cut or deteriorated structural elements because the joists are not visible for inspection.

There are several areas where the floor boards are cracking and pushing in more than normal. The only way to fix this is to remove the boards and repair the joists below. Consult with a qualified flooring contractor.



E. Picture 1



F. Interior Door Condition

Interior Doors: Sample tested



G. Window Condition


Window Type: Sample tested, Double-hung

Window Age: Replacement windows

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

Interior Window Frame Material: Metal

Screens: Present some 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.

There are 3 compromised seals in the living room and 1 in the guest bedroom.

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



H. Electrical Switch Condition

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

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


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

Ceiling Fans: All tested, Not working

We could not get the ceiling fan in the guest bedroom to turn on. Replace batteries in remote and retest.

| | | | | | | | **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. HVAC Ductwork Condition**

Return Ductwork: Satisfactory

Supply Ductwork: Satisfactory

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15. Smoke and Carbon Monoxide Detectors

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

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

Smoke Detectors: Older

The smoke detector is older. These should be replaced approximately every 5 years. Please install a new smoke detector.

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

SAT SIG SAF RR MIN DM QU NIV NP Items

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B. Carbon Monoxide Detectors

Carbon Monoxide Detectors: Older

The CO detectors are older. We recommend replacing these detectors every 5 years. Install new CO detectors within 15 feet of each bedroom and on each level of the home.

SAT SIG SAF RR MIN DM QU NIV NP Items

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