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## RESIDENTIAL PROPERTY INSPECTION

1234 Main Street  
Edwardsville, IL 620\*\*

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## SUMMARY

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

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# 1: INSPECTION INFORMATION

## Information

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|                                                     |                                                        |                                            |
|-----------------------------------------------------|--------------------------------------------------------|--------------------------------------------|
| In Attendance, Inspector Only                       | Occupancy Vacant                                       | Type of Building Single-Family             |
| Construction Year (Pulled From Online Sources) 2006 | Inspection Type Pre-purchase                           | Applicable Standards of Practice: Illinois |
| Weather Conditions Rain                             | Temperature at the Time of Inspection<br>50-60 Degrees | Precipitation in the Last 48 hrs? Yes      |

Ground Condition  
Wet

### Services Not Requested

Radon Testing, Visual Mold Assessment

EXCL - The client was offered these services during scheduling and through email communications prior to the inspection and did not elect to have these inspections or tests performed. Therefore any and all concerns, defects, or hazards related to these additional services are EXCLUDED from this inspection.

### Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

## Important Information/Limitations: Inspection Overview

InspectingPro.com strives to perform all inspections in substantial compliance with the Standards of Practice set forth for Home Inspectors by the State of Illinois. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. *This inspection is neither technically exhaustive nor quantitative.*

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. *This inspection can not predict future conditions or determine if latent or concealed defects exist.* The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of InspectingPro.com LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice (linked to above) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to understand the condition of the structure better and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One-Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

## Important Information/Limitations: ©Copyright Notice

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## Important Information/Limitations: Items Not Inspected and Other Limitations

**EXCL - ITEMS NOT INSPECTED:** There are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

*Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation.* I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or noncompliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: Asbestos, lead, leadbased paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

### Important Information/Limitations: Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Professional Home Inspections does not perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern. A listing of Recommended Contractors can be found here: <http://www.prohiIL.com/recommended-pros/>

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

### Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

### Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and longevity of the home's items and components. Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by Qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohiIL.com/component-life-expectancies/>

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The State of IL Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, don't hesitate to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all information contained in this report.

Dr. Douglas K. Peterson, PhD, MBA, CPI IL Lic. 450-013310

### Important Information/Limitations: Comment Key - Definitions

This report places defects into three categories: **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

**Significant Defects** - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor before the end of your contingency period.

**Marginal Defects** - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (*most defects will fall into this categorization*). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect before the end of your contingency period. Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman and are not considered routine maintenance or DIY repairs.

**Minor Defects/Maintenance Items/FYI** - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. *This categorization will also include observations, recommended upgrades to items, areas, or components,*

These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations made in each comment are more important than the categorization. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange and Orange items to Red. Other designations include:

**LMT: Limitation** - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**EXCL: Excluded** - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**SFTY: Safety Concern** - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a Qualified professional.

**AGED: AGED** - The item, system, or component was nearing, at, or past the end of its typical service life but may have been still functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items that are designated as being at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a major expense, i.e., HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, electrical panels, etc.

## 2: UTILITY SHUTOFF LOCATIONS

### Information

---

|                                         |                            |                                |
|-----------------------------------------|----------------------------|--------------------------------|
| Main Breaker / Service Disconnect       | Water: Water Shutoff Valve | Gas/LP: Main Gas Shutoff Valve |
| Location                                | Location                   | Location                       |
| At Main Breaker in the Electrical Panel | Basement                   | At LP Tank                     |

#### Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.





Water: Water Shutoff      Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.



Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut o the gas supply to the home in the case of an emergency, or for servicing.



### 3: GROUNDS

#### Information

**Driveway and Walkway**

Condition: Driveway Material  
Concrete

**Grading/Lot Drainage:**

Grading/Drainage Conditions  
Improper Grading

**Gas Meter/LP Tank Information:**

Fuel Source  
LP Tank

**Gas Meter/LP Tank Information:**

Location of Fuel Source

**Retaining Wall: Retaining Wall**

Material (Visible Portions)

Front of Home

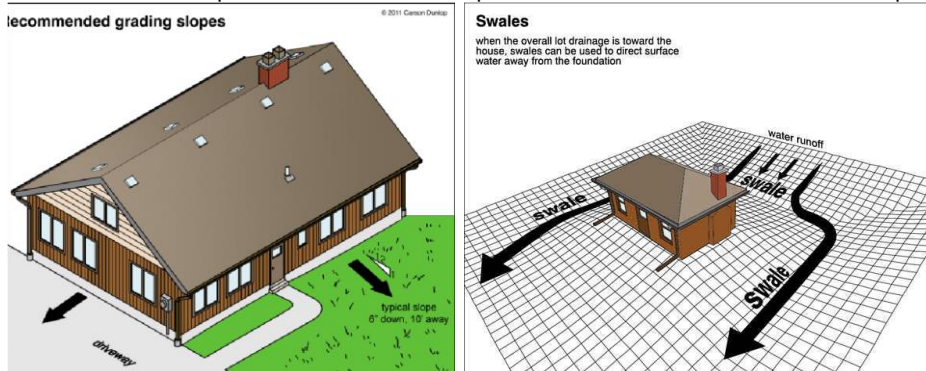
Brick

**Driveway and Walkway Condition: Driveway/Walkway Information**

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the State of IL only requires that driveway(s) and walkway(s) be reported on with their respective effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

**Grading/Lot Drainage: Grading / Drainage Overview**

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be back filled and sloped away from the foundation to prevent potential moisture in filtration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

**Grading/Lot Drainage: Grading Limitations**

**LMT** - The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Seller's Disclosure, which should list any such issues.

**Vegetation Observations: Vegetation Information**

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

**Decks: Deck Information**

The deck(s) were inspected for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is common to find multiple deficiencies with deck construction, and there are a few reasons for this:

- Most decks are built by laborers during the construction of the home. While they can build a "functional appearing" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So, if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what I inspect for. While multiple deficiencies may be listed, this should not be viewed as a comprehensive deck inspection, as a home inspection is not exhaustive or quantitative.

**Decks: Structural Assembly - Not Visible (Covered)**

Front of Structure

EXCL - The structural assembly for the referenced deck was not visually accessible due to the framing being covered.

The condition of this framing is excluded from this inspection.



#### Stairs & Steps: Stairs Information

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

#### Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Porch/Deck Roof Condition: Porch/Deck Roof Information

Visible portions of porch/deck roofs were inspected looking for any significant defects, leaks, etc. No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

#### Gas Meter/LP Tank Information: LP Tank Information

EXCL - An LP tank was present at the home, and these are not inspected during a home inspection per the Standards of Practice. I recommend consulting with the LP Filling company as to any safety checks they may conduct on the storage tanks, valves, etc.



**Retaining Wall: Retaining Wall Information**

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.



**Fence: Fences Not Inspected**

EXCL - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

**Recommendations**

**3.1.1 Driveway and Walkway Condition**

 **Significant Defect**

**VOIDS/UNDERMINING PRESENT**

DRIVEWAY AT REAR OF STRUCTURE

Void(s) or some degree of undermining was present under portions of the referenced concrete slab(s).

This is typically from settlement/consolidation of the soil below the slab, but can also be due to erosion. Voids under concrete slabs can allow for cracking, displacement, or settlement of the concrete. Repairs to the void(s) as needed to support the slab(s) properly is recommended to be conducted by a concrete contractor.

Recommendation

Contact a Qualified professional.



3.1.2 Driveway and Walkway Condition

 Marginal Defect

**TRIP HAZARD(S) PRESENT**

REAR OF STRUCTURE

**SFTY** - Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a Qualified contractor.

Recommendation

Contact a Qualified professional.



## 3.1.3 Driveway and Walkway Condition

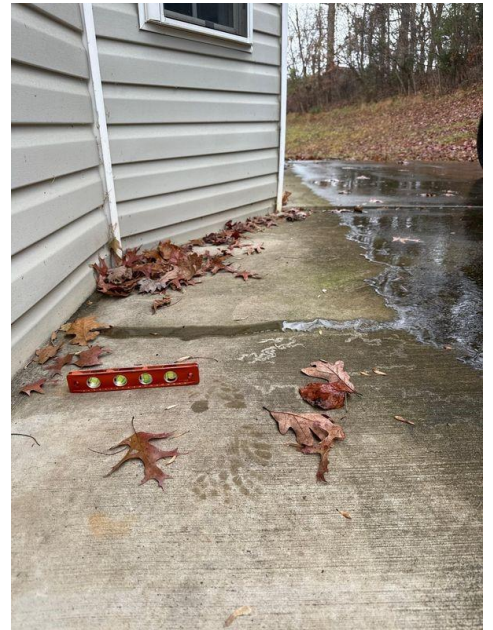
 Marginal Defect**DRIVEWAY - NOT SLOPED****ADEQUATELY**

REAR OF STRUCTURE

The driveway was not properly pitched away from the structure. Driveways (considered hardscapes) should pitch away from the structure at 1/4 inch per foot (2% grade) to allow for the runoff of rainwater. Repairs are recommended to be conducted as needed by a qualified contractor to manage rainwater runoff in the area properly.

Recommendation

Contact a qualified concrete contractor.



### 3.2.1 Grading/Lot Drainage

## GRADING - NOT DESIGNED TO MANAGE RAINWATER

REAR OF STRUCTURE, RIGHT SIDE OF STRUCTURE

The current con guration of the grading will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is at (Wrong-Neutral Grade), or slopes towards the structure (Wrong-Negative Grade). Though no repercussions may be present at the time of inspection due to improper grading, moisture in ltration through foundation walls is always possible during heavy rainfall events.

Flat and negative grading allows the soil in these areas to become saturated. Once saturated, the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action allowing the masonry to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allowing for moisture or water in ltration into areas below grade. As mentioned in the "Grading/Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6-inch drop in elevation, in the rst 10 feet away (5% grade). When the proper grade can not be achieved, a swale or drain should be installed to manage rainwater runo . An evaluation of the grading around the home with repairs made as needed to allow for the proper runo of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other Qualified professionals.

This deficiency will be labeled in **Red** (significant concern) when active moisture in ltration or related deficiencies were observed, labeled in **Orange** (moderate concern) when indications of past moisture in ltration was observed, or **Blue** when no indications of water infiltration were observed.

A video about proper grading can be seen here: <https://m.youtube.com/watch?v=5hYIda7tWqA>

Here's a link to a HUD document discussing how common this defect is, along with some current building standards: <https://www.hud.gov/sites/documents/41451X8HSGH.PDF>

Recommendation

Contact a Qualified grading contractor.





3.4.1 Decks

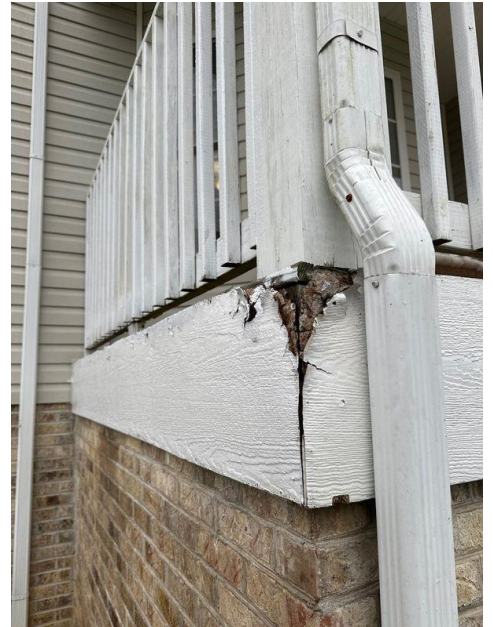
Marginal Defect

WOOD - WATER DAMAGE PRESENT  
FRONT OF STRUCTURE

Some degree of water damage was present to portions of the wood framing or decking boards. An evaluation and repairs or replacement of any affected wood is recommended to be conducted by a deck contractor.

Recommendation

Contact a qualified deck contractor.



3.5.1 Stairs & Steps

Marginal Defect

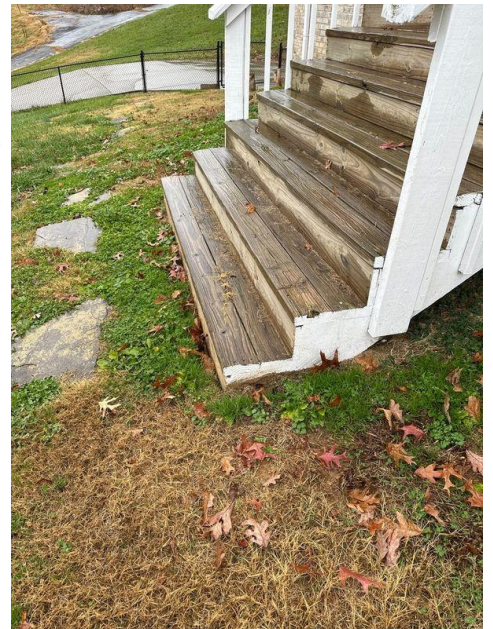
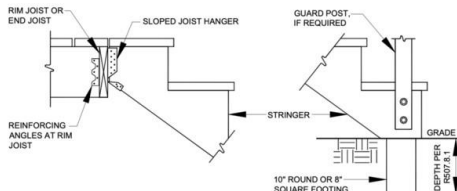
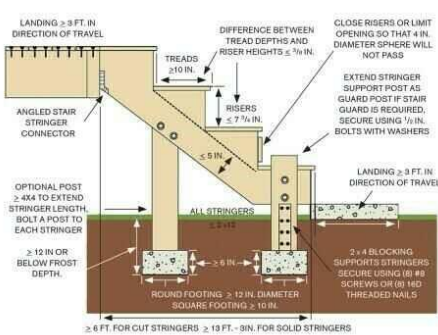
STRINGER - IMPROPER BEARING AT GRADE  
FRONT OF STRUCTURE

Component(s) were missing at grade that allows for proper stringer end bearing. The base of the stringers should have a support post attachment that bears on a properly sized footing set at a depth defined by current standards. Repairs to properly support the base of the stringers is recommended to be performed by a Qualified contractor.

Recommendation

Contact a Qualified deck contractor.

3.5.2 Stairs & Steps



## STRINGER(S) - LENGTH EXCEEDED (UNSUPPORTED)

### FRONT OF STRUCTURE

The stair stringers exceeded a 7-foot length without support being present. The installation of support posts and/or other repairs made as needed to adequately support the stringers in their span is recommended to be performed by a Qualified contractor.

#### Recommendation

Contact a Qualified deck contractor.

#### STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served [R311.7].



## 3.5.3 Stairs &amp; Steps

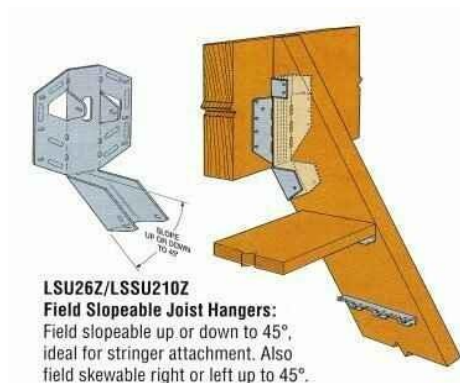
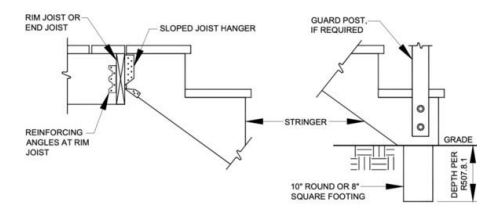
**STRINGER(S) - MISSING HANGERS**

FRONT OF STRUCTURE

Hangers were not used to secure the stringers to the deck framing. The installation of slopeable hangers is recommended to be performed by a Qualified person to properly secure the stringers.

Recommendation

Contact a Qualified deck contractor.



## 3.5.4 Stairs &amp; Steps

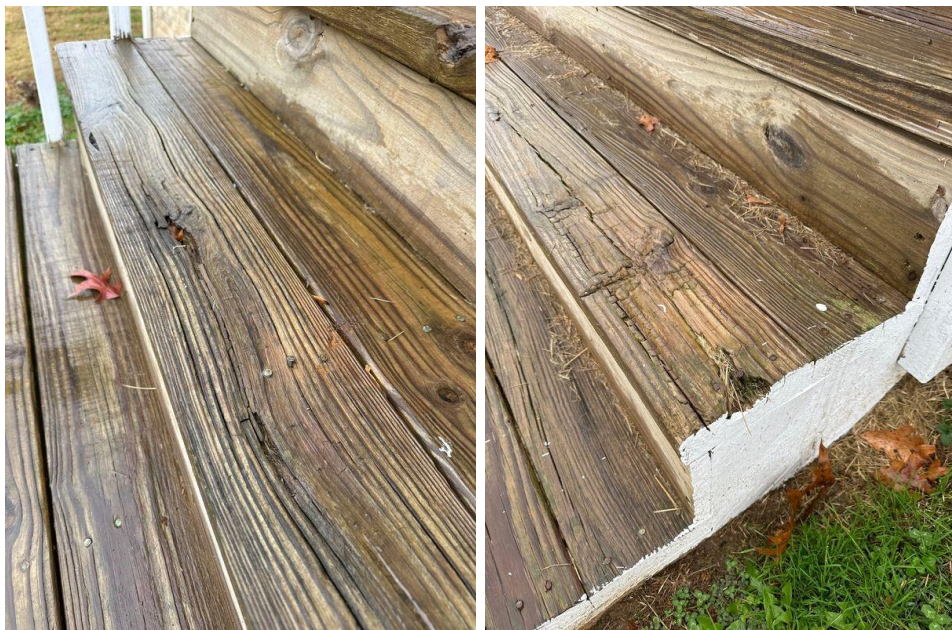
**WOOD - WATER DAMAGE**

FRONT OF STRUCTURE

Minor to moderate water damage was present on portions of the wood stair components. Repairs or replacement of any damage as needed is recommended to be performed by a Qualified person.

Recommendation

Contact a Qualified professional.

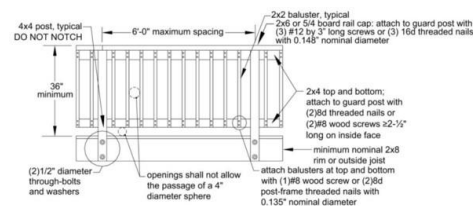


There were balusters present that were not properly

3.6.1 Guardrails, Stair Rails, & Handrails

**BALUSTER(S) - IMPROPER ATTACHMENT**

FRONT OF STRUCTURE



attached/secured. Safety standards require for balusters to be attached at the top and bottom with either (1) #8 wood screw, or (2) 8d nails. Repairs to properly secure the balusters is recommended to be conducted by a Qualified contractor.

Recommendation

Contact a Qualified professional.

3.6.2 Guardrails, Stair Rails, & Handrails

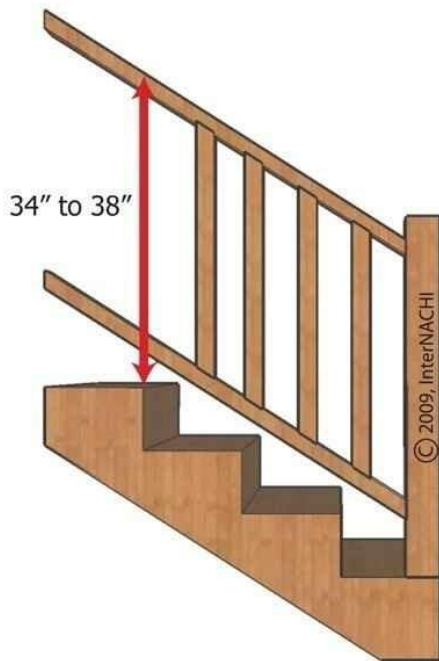
**STAIR RAILING - HEIGHT LESS THAN 34"**

FRONT OF STRUCTURE

**SFTY** - The stair railing height was less than 34". Current safety standards require the height of stair railing to be between 34" - 38" for safety. Safety upgrades or modifications are recommended to be conducted here by a Qualified contractor.

Recommendation

Contact a Qualified professional.

 Marginal Defect

### 3.7.1 Porch/Deck Roof Condition

#### ROOF FRAMING - DAMAGE

##### FRONT OF STRUCTURE

The roof structure or related/adjacent components of the referenced appurtenance roof contained some degree of damage. Repairs to any damage present is recommended to be performed by a Qualified contractor.

##### Recommendation

Contact a Qualified professional.

Marginal Defect

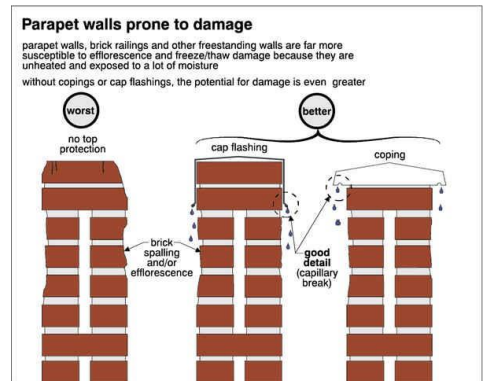


3.10.1 Retaining Wall

WALL - COPING OR CAP FLASHING MISSING

Coping flashing was not present on the top of the retaining wall. This can allow water infiltration into the masonry and related damage due to this moisture freezing and expanding in freezing temperatures. The installation of coping or cap flashing is recommended to be performed as desired by a mason or other qualified person.

Marginal Defect



3.10.2 Retaining Wall

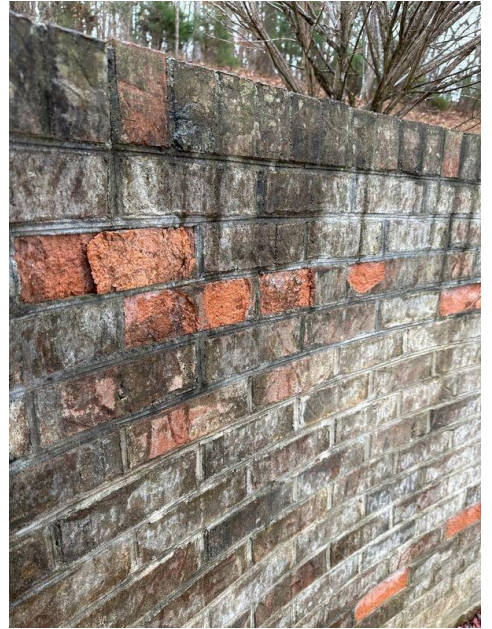
Marginal Defect

MASONRY - SPALLING

Spalling of the masonry was present on portions of the retaining wall. This is most likely due to moisture/water infiltrating the masonry, and as this moisture freezes in winter months damage to the masonry occurs. Repairs or replacement of any damage is recommended to be performed as needed by a Qualified mason.

Recommendation

Contact a Qualified masonry professional.



4: ROOF

Information

General Info: Roof Covering Material  
Architectural Composition  
Shingles

Inspection Method: Inspection  
Method  
Ladder/drone

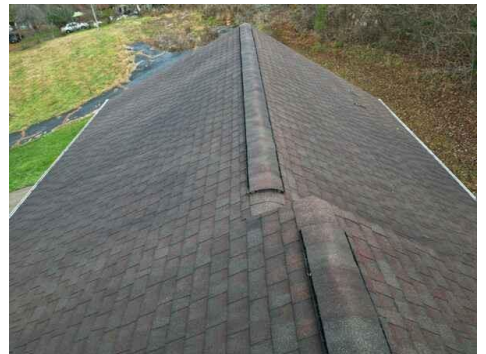
Inspection Method: Amount of  
Roof Safely Walkable  
0%

Vents/Roof Protrusions: Roof  
Protrusion Type(s)

Shingles: Shingles Stage of Life Estimation  
Cusp of Second to Last Third of Life

Plumbing Stack Vent(s)

General Info: Roof Views





### General Info: Roof Limitations

**LMT** - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed Roofing contractor.

### Inspection Method: Inspected by Drone

**LMT** - An aerial drone was used for the roof evaluation. It is understood that this inspection method is not as thorough as if the roof surface could be walked and is considered a limited inspection. Any comments in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc., are limited to the visible perspective of the drone. If a more thorough inspection is desired, I recommend consulting a Roofing contractor before the end of your inspection contingency.



### Shingles: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

*3-tab asphalt composition shingles typically have a 12-15 year life span.* This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

*Architectural Composition shingles typically have a 21-24 year life span.* This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

### Shingles: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly, granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts.

Due to the many variables which affect the lifespan of roof covering materials, the remaining service life of any roof coverings is not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:



- Roofing material quality: Higher quality materials will, of course, last longer.
- The number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern-facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower-pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan than lighter-colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation Conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed for manufacturers' recommendations to uphold warranty coverage. These installation requirements vary widely from manufacturer to manufacturer and across the multitude of different shingle styles manufactured. An inspection of the roof will be conducted to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

#### Shingles: Shingles Information - Viewed from Ground, a Ladder, or Drone

**LMT** - The shingles were inspected from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Vents/Roof Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

**LMT** - The roof protrusions were viewed from ground level, a ladder, or by a drone. No deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible) to look for signs of leaks, etc.

#### Roof Flashings: Roof Flashing Information & Limitations

**LMT** - Visible portions of the flashings were inspected, looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc. - as applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable). These areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions at the time of inspection unless otherwise noted in this report.

#### Gutters/Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Gutters/Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

#### Gutters/Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

## Recommendations

### 4.5.1 Vents/Roof Protrusions



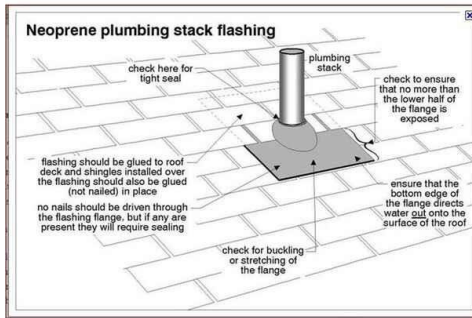
Marginal Defect

#### BOOT(S) - COVERED BY SHINGLES

There were flashing rain boot(s) present that were completely covered by shingles. In a proper installation, the upper portion of the rain boot would be covered by shingles, while the lower third would be exposed on top of the shingles to adequately shed rainwater. Repairs are recommended to be conducted as needed by a Roofing contractor.

<https://www.jlconline.com/how-to/Roofing/flashing-plumbing-vents> o Recommendation

Contact a qualified roofing professional.



4.6.1 Roof Flashings

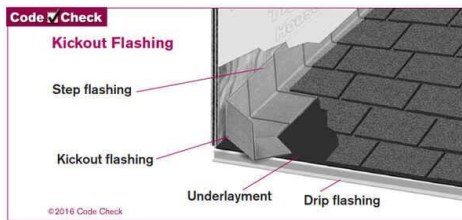
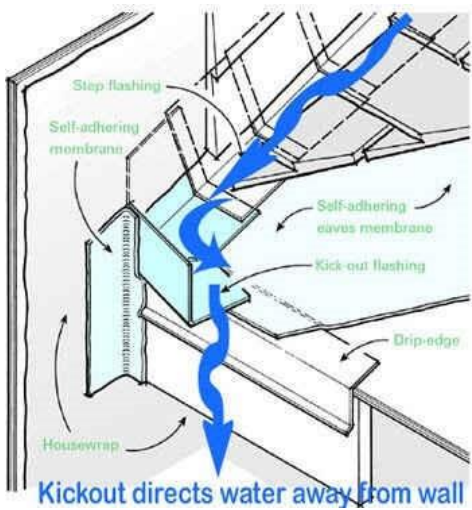
Marginal Defect

**KICKOUT - MISSING**

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a Roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rainwater from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing, and this should be investigated during the installation of kickout flashing.

Recommendation

Contact a Qualified Roofing professional.



4.6.2 Roof Flashings

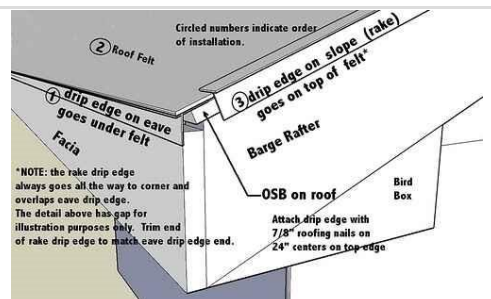
Marginal Defect

**RAKE EDGE - NOT PRESENT**

Rake edge flashing was not present below the shingles at the home's referenced area(s). Rake edge flashing prevents water infiltration and damage to the sheathing below the shingles and fascia board. The installation of rake edge flashing is recommended to be performed either now or at the next roof replacement as deemed necessary by a Roofing contractor.

Recommendation

Contact a Qualified Roofing professional.



4.7.1 Gutters/Downspouts

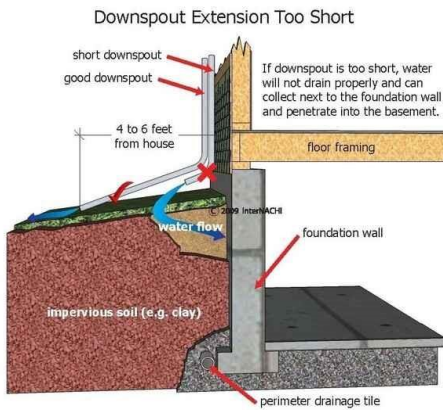
Marginal Defect

**DOWNSPOUT(S) - TERMINATING NEAR FOUNDATION**

There were downspouts present that were discharging within ve feet of the foundation of the home. Current standards require downspouts to be diverted at least ve feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water/moisture to enter basement and crawl space areas, and in extreme cases, can allow for settlement of the home. Properly extending all downspouts at least ve feet away from the home is recommended to be conducted by a gutter contractor or other Qualified person.

Recommendation

Contact a Qualified gutter contractor



4.7.2 Gutters/Downspouts

Minor Defect, Maintenance Item, or FYI Item

**DOWNSPOUT(S) - TERMINATING ON ROOF SURFACE**

There were gutters and/or downspouts present that were discharging onto the roof surface. Shingle manufacturers will not cover damage to the shingles caused by guttering discharging water onto the roof surface. This discharged water can loosen the ceramic granules and cause premature aging of the shingle surface. (attached is a technical bulletin from GAF addressing this) The downspouts are recommended to be routed to discharge into the lower guttering by a gutter contractor.

Recommendation

Contact a Qualified gutter contractor

**TECHNICAL ADVISORY BULLETIN**

To: GAF Residential Sales, GAF Contractors, GAF Field Services  
From: Technical Services Department

**Subject: Damage To Shingles From Gutter And Downspout Runoff**

**Residential**

Quality You Can Trust...  
From Built America's #1  
Largest Roofing Manufacturer!

Issued Date: 04/12/2011  
Revised Date: 06/26/2016  
No: 158-8-2011-150

Can Water From Downspouts Draining On My Roof Damage Fiberglass-Asphalt Shingles?  
**Yes...** damage can occur where the gutter outlets or downspouts discharge water from higher roof areas directly on lower roof surfaces.

What Kind Of Damage Can Result From Gutter/Downspout Runoff?  

- Erosion of the mineral granules... on the shingles directly below the gutter outlet or downspout can occur. This erosion will gradually expose the asphalt that is beneath the granules and accelerate the weathering, thus reducing shingle life. Erosion may be visible in one to two years or less, or be barely visible throughout the life of the roof depending on the volume and force of the water at the discharge point.
- Leaks may occur... due to the high volume and force of the water at the discharge point being great enough to force water between the shingles and create a roof leak. Depending on the circumstances and frequency, it may be years for the roof leak to manifest itself on the interior. By this time, extensive damage to the roof deck, insulation and ceiling may have occurred.
- Algae, mold, fungus, moss or other vegetation may grow... near the discharge point because of moisture being present at the location for a longer time than the rest of the roof. This can be an aesthetic issue as well as result in damage to the roof or building.
- Side walls may be damaged... if the discharge point is near a wall. Excess moisture against walls can result in wood rot, mortar deterioration or flashing corrosion that may lead to costly repairs to either the home's structure or the exterior components.

What Are My Options?  

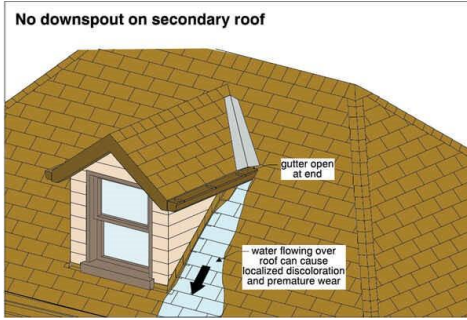
- Route the water directly to the ground... using longer downspouts.
- Route the water to another gutter... using a downspout.
- Changing the building design... if the building is in the design stage can eliminate potential trouble spots.

Will Excessive Runoff Void My Warranty?  
**No, the GAF Shingle Limited Warranty against manufacturing defects will remain in effect.**  
 However, any damage to the shingles attributable to granule loss or erosion of the fiberglass asphalt shingle due to gutters/downspouts from upper roofs draining on lower roofs is not GAF's responsibility under the terms of our Limited Warranty.  
 The GAF Limited Warranty does not warrant the design of the roof or the installation or performance of the gutter and drainage system.

Where Can I Get More Information?  
 GAF Technical Services Can Assist You... with these and other questions you may have regarding your new roof installation. GAF Technical Services can be contacted at 800-800-4111 (800-766-8411). Also, the GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit [www.gaf.com](http://www.gaf.com) to find the latest information on our products and their installation.

**Important:** This document supersedes any prior GAF Technical Advisory Bulletins on this topic. Please always check [www.gaf.com](http://www.gaf.com) to make sure you have the most up to date information.

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## 5: EXTERIOR

### Information

Walls/Cladding: Cladding Material Walls/Cladding: Wall Construction Walls/Cladding: Vegetation

Brick Veneer, Vinyl Siding

Type

Obscuring Wall(s) Visibility?

Wood Framed

No

Eaves/Overhangs/Fascia: So t &

Fascia Material

Vinyl So t, Vinyl-Clad Fascia

General Info: Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)



#### General Info: Representative Number Inspected

The State of Illinois Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e., cladding, windows, overhangs, etc.). I try to inspect all portions, but the height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

#### General Info: Probing of Wood

The IL Standards of Practice require any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) is suspected. Any photos of an awl stuck into wood represents water damage/wood rot to some extent. Hidden damage is always a possibility at these areas. These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a Qualified contractor.

#### Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Vinyl Siding: Vinyl Siding Information

Vinyl siding is inspected by looking for damage, proper flashings, and the overall installation concentrating on significant deficiencies. No such deficiencies were present at the time of inspection unless otherwise noted in this report.

Vinyl siding is not a watertight cladding and is expected to allow some degree of moisture behind it as it heavily relies on the performance of the weather-resistive barrier (if present), or if installed over an existing wall cladding it relies on that cladding and its

WRB or felt paper to manage and prevent water infiltration into the wall cavity. Prior to 2003 vinyl siding was allowed to be installed directly over OSB wall sheathing with no WRB in place as the unsealed nature of vinyl siding will allow air to dry the underlying components.

Regardless measures should be taken to prevent bulk moisture from entering behind the cladding with proper flashings and sealants.

#### Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Window Exteriors: Window Screens Information

EXCL - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

#### Wall flashings: Wall Flashing Information & Limitations

**LMT** - Visible portions of the flashings were inspected, looking for significant deficiencies (Z- flashings, drip cap, etc. - as applicable). Typically most areas of flashings are not visible as they are covered by the wall claddings.

Therefore functionality has to be determined by looking for moisture intrusion or damage in areas where they should be or are presumed to be in place. No reportable conditions were observed at visible portions at the time of inspection unless otherwise noted in this report.

#### Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. The possibility of hidden damage exists on any structures with fascia and/or soffit that is clad with vinyl/aluminum.

#### Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc.

No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Exterior Doors: Handleset Information

**LMT** - Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or rekeying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.

## Recommendations

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5.2.1 Walls/Cladding

 Marginal Defect

**WRB - NOT PRESENT**

LEFT SIDE OF STRUCTURE

A Water Resistive Barrier (WRB), house wrap, or drainage plane was not present at visible portions under portions of the siding. Siding is not waterproof, and these products help to prevent moisture intrusion and related damage to the sheathing/structure of the home. A proper WRB is recommended to be installed by a qualified contractor for optimal performance/protection of the wall structure.

Recommendation

Contact a qualified professional.



5.3.1 Vinyl Siding

 Marginal Defect

**VINYL SIDING - DAMAGE**

RIGHT SIDE OF STRUCTURE, REAR OF STRUCTURE

There was some degree of damage present to areas of the vinyl siding (holes, cracks, etc.). Repairs or replacement of any damaged siding at the home is recommended to be conducted as needed by an exterior contractor or other Qualified professional.

Recommendation

Contact a Qualified siding specialist.



## 5.3.2 Vinyl Siding



Marginal Defect

**VINYL SIDING - PIECE(S) MISSING**

LEFT SIDE OF STRUCTURE

Piece(s) of vinyl siding were missing at the referenced area(s). Replacement of any missing siding is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



## 5.8.1 Exterior Doors



Marginal Defect

**JAMB(S) - DAMAGE (PETS)**

FRONT OF STRUCTURE

There was some degree of damage to the brick moulding, door jambs, interior moulding, and/or weatherstripping presumably from dogs. An evaluation of the damage with repairs made as needed is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



## 6: KITCHEN

### Information

General Info: Kitchen View Undersink Plumbing - Kitchen: Oven/Range: Energy Source Undersink Plumbing Visibly Electric Obstructed?

No





Oven/Range: Range Anti-tip

Exhaust Fan: Fan Type

Bracket Presence

Microwave Recirculating Not Present

#### Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies . No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



#### Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies . No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Dishwasher : Dishwasher Information

The dishwasher was operated by running a rinse cycle and was functional at the time of inspection. No leaks or water was present at the unit's base at the cycle's completion. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.



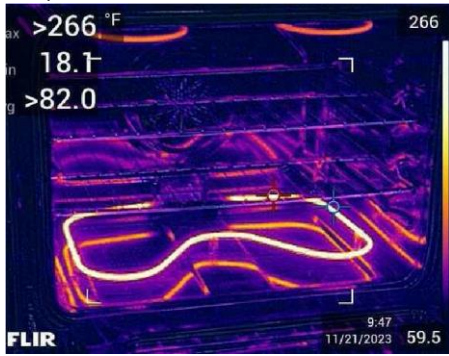
Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Oven/Range: Oven Information

The oven was operated by placing it into "Bake" mode and con rming heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. It's recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



#### Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

#### Microwave: Microwave Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.



#### Refrigerator: Refrigerators Not Inspected

EXCL - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them or the cabinetry around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other Qualified professional before closing.



## Recommendations

### 6.6.1 Oven/Range



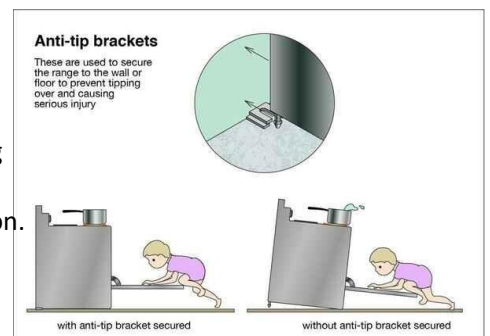
Marginal Defect

#### SAFETY - ANTI-TIP BRACKET MISSING

**SFTY** - An anti-tip bracket was not installed for the range (and, if present, did not prevent the range from tipping). An anti-tip bracket prevents the range from tipping over if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label inside the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars. The installation of an anti-tip bracket is recommended to be conducted by a Qualified person for safety. <http://www.sears.com/search=anti%20tip%20bracket%20for%20oven>

#### Recommendation

Contact a Qualified professional.



6.6.2 Oven/Range

 Marginal Defect

**BOTTOM DRAWER - DAMAGED**

The range's bottom drawer contained some degree of damage. Repairs or replacement of components made as needed is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



6.8.1 Microwave

 Minor Defect, Maintenance Item, or FYI Item

**OPERATION - LIGHT NOT FUNCTIONAL**

The microwave light was not functional at the time of inspection. This could be as simple as a burned-out bulb, or be more extensive. I recommend replacing the bulb and confirming proper operation prior to closing.

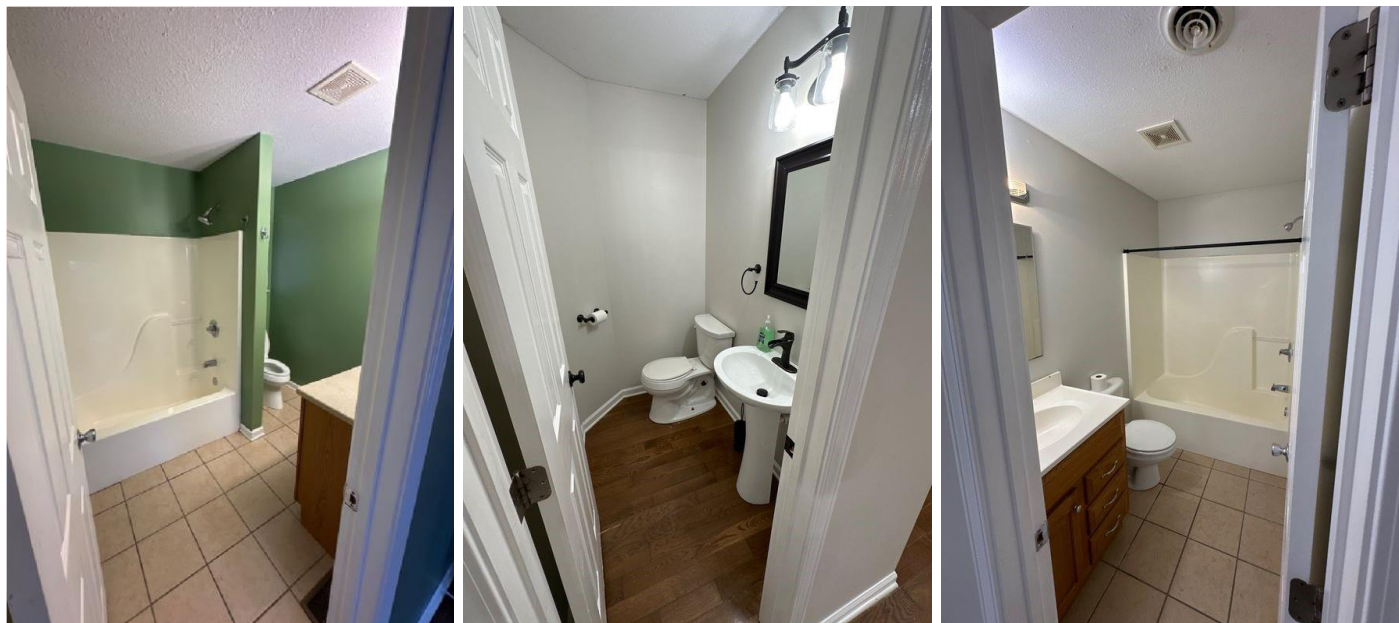
## 7: BATHROOM(S)

### Information

Ventilation: Ventilation Sources  
Ventilation Fan(s), Window(s)

Undersink Plumbing - Bathroom:  
Undersink Plumbing Visibly Obstructed?  
No

General Info: Bathroom View(s)



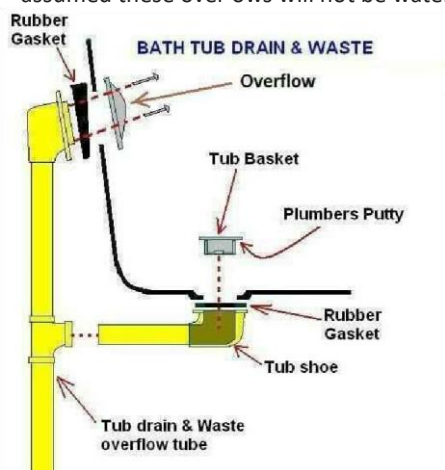
#### General Info: Tub and Shower Drain Information

**LMT** - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes, which can possibly result in leaking. This can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

#### General Info: Tub and Sink Overflow Limitations

**LMT** - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.



#### Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

#### Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper ow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



### Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



### Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper ow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



#### Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



#### Shower Walls: Shower Walls/Surround Information

The shower walls and/or surround were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Toilet(s): Toilet(s) Information

**LMT** - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts, as flushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.





## Recommendations

### 7.1.1 General Info



Minor Defect, Maintenance Item, or FYI Item

#### PLUMBING FIXTURES - NOT SEALED

There were plumbing fixture(s) present that were not sealed at their protrusion through a wall, door, and/or shower surround. Tub faucets, water valves, toilets, and other plumbing fixtures are recommended to be sealed around to prevent water infiltration under or around the fixtures. Sealing any fixtures in need is recommended to be performed by a Qualified person.

##### Recommendation

Contact a Qualified professional.

### 7.8.1 Shower Walls



Marginal Defect

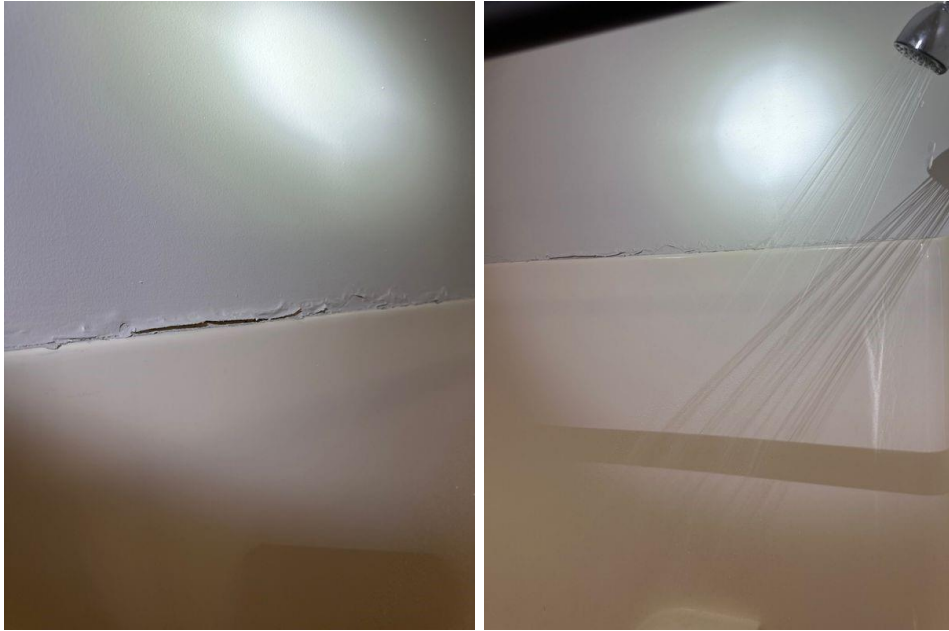
#### DRYWALL - WATER DAMAGE (ABOVE SHOWER)

##### UPSTAIRS BATHROOM

Some degree of damage was present to the drywall, where the shower walls meet the drywall in the referenced bathroom(s). Repairs are recommended to be performed to the damage as needed by a drywall contractor or other Qualified person.

##### Recommendation

Contact a Qualified drywall contractor.



## 8: INTERIOR AREAS AND ITEMS

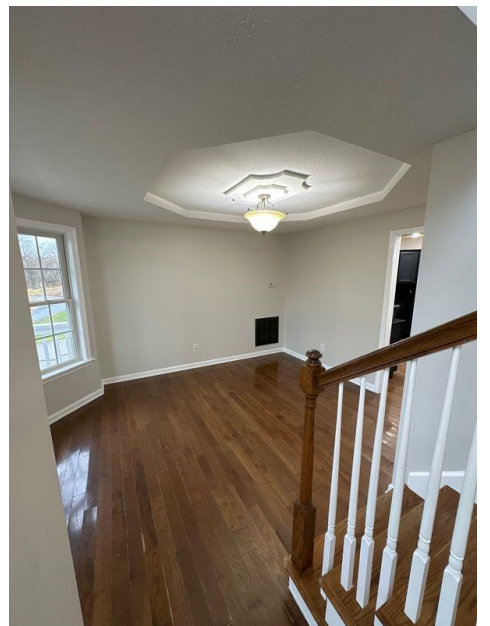
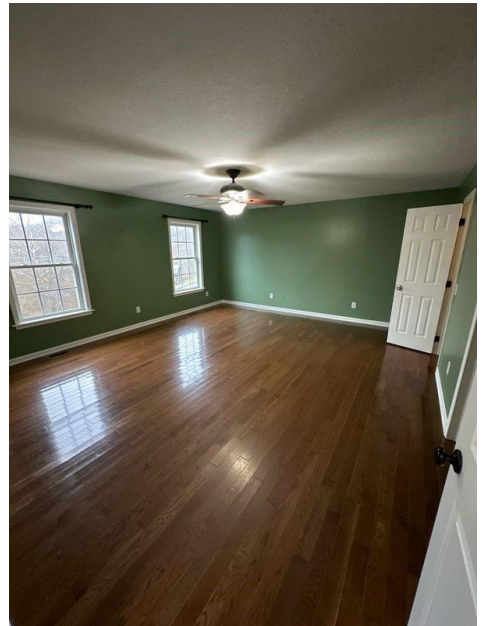
### Information

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Windows: Window Glazing  
Double Pane

Closets: Closet Surfaces Visually  
Obstructed?  
No

General Info: Room Views



General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

#### Cabinets, Countertops: Countertop/Cabinets Information

The kitchen cabinetry, bathroom cabinetry, and any other cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

#### Windows: Glass Seal Failure Limitations

**LMT** - Reporting on double pane glass seal failure is not required by the State of IL Standards of Practice and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

#### Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the door. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Stairs, Handrails, & Guardrails: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Wall and Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

#### Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Recommendations

---

 Marginal Defect

## 8.1.1 General Info

**COSMETIC DEFECTS INFORMATION**

**LMT** - Cosmetic defects, damage, and other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed.

*Cosmetic deficiencies are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.*

## Recommendation

Contact a Qualified professional.

## 8.2.1 Cabinets, Countertops

 Marginal Defect**MOISTURE DAMAGE - MINOR TO MODERATE**

## KITCHEN, MASTER BATHROOM

Minor to moderate moisture damage was present on the cabinet floor below the referenced sink(s). Repairs are recommended to be conducted to any damage present by a Qualified person.

## Recommendation

Contact a Qualified handyman.



## 8.3.1 Windows

 Marginal Defect**OPERATION - DIFFICULT TO OPERATE**

## RANDOM AREA(S)

The window(s) in the referenced area(s) were difficult to operate (raise and lower). Repairs or replacement of the window(s) as needed to achieve proper operation is recommended to be performed by a Qualified contractor.

## Recommendation

Contact a Qualified window repair/installation contractor.

## 8.3.2 Windows

 Marginal Defect

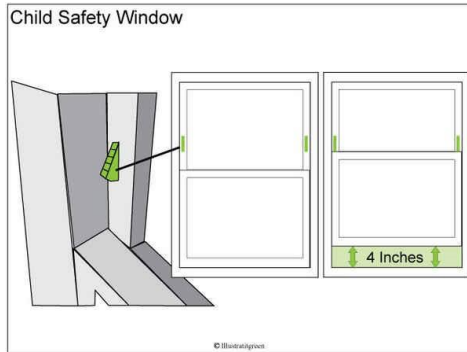
## SAFETY - FALL PROTECTION MISSING

MULTIPLE PRESENT

**SFTY** - There were windows present that were within 24 inches of the oor and higher than 72 inches from nished grade outside. Fall protection is recommended to be installed on these windows for child safety by a Qualified person. More info can be found at the link below. [https://pubstore.aamanet.org/docs/TB\\_03-12\\_8-13-12.pdf](https://pubstore.aamanet.org/docs/TB_03-12_8-13-12.pdf)

Recommendation

Contact a Qualified professional.



### 8.5.1 Interior Doors

 Marginal Defect

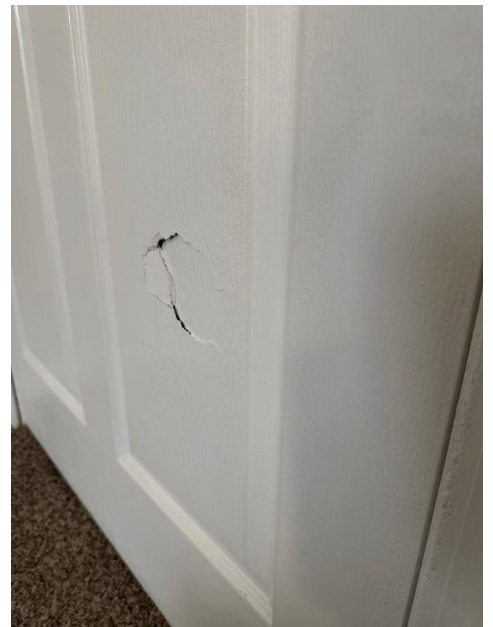
## GENERAL - DAMAGED

UPSTAIRS BEDROOM

The referenced door(s) contained some degree of damage. Repairs or replacement of the doors as needed is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



### 8.6.1 Stairs, Handrails, & Guardrails

## STAIRS - RISER, TREAD, AND/OR NOSING DESIGN DEFICIENCIES

**SFTY** - The stairway contained one or more of the following deficiencies :

There were riser heights in excess of 7 3/4". *Riser heights should not exceed 7 3/4"*.

 Marginal Defect

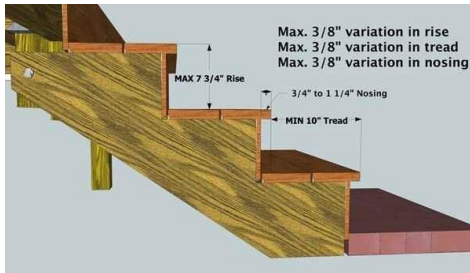
- 
- There were tread depths present that were less than 10" in depth (measured from nosing to nosing). *10" is the minimum recommended tread depth.*
- The stair tread nosing projected more than 1 1/4" or less than 3/4". *Current standards call for a 1 1/4" maximum and 3/4" minimum tread nosing.*
- There were non-uniform risers, treads, and/or nosings present. *There shouldn't be more than a 3/8" variance between the individual riser heights, stair tread depths, or nosings.*

Any variances from these numbers can result in a potential trip hazard. I recommend consulting a contractor who specializes in stairs to discuss possible modifications or repair options as needed for safety.

Here's a link that discusses stair injuries: <https://www.reuters.com/article/us-health-injuriesstairs/injuries-on-stairs-occur-in-all-age-groups-and-abilities-idUSKBN1CE1Z4>

Recommendation

Contact a Qualified professional.



## 8.6.2 Stairs, Handrails, & Guardrails

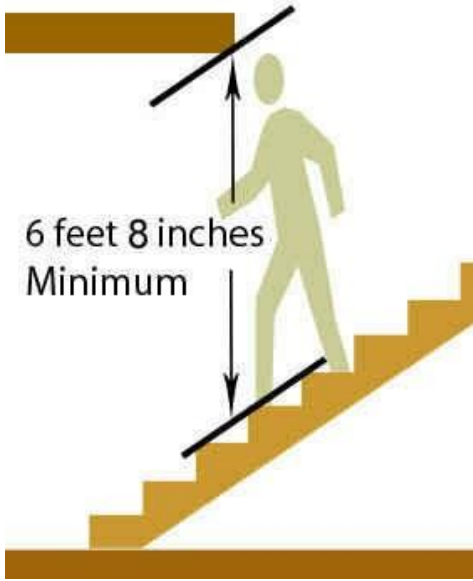
### STAIRS - INADEQUATE HEIGHT CLEARANCE

**SFTY** - The stairway had inadequate height/head clearance in areas. 6'8" of clearance is recommended for safety. I recommend consulting with a Qualified contractor regarding any improvements that could be made.

Recommendation

Contact a Qualified professional.

 Marginal Defect



8.8.1 Floor Condition

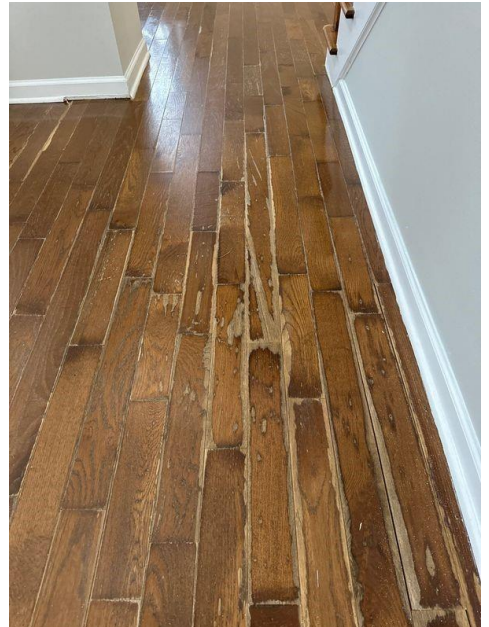
**HARDWOOD - DAMAGE**

MULTIPLE AREA(S) THROUGHOUT THE STRUCTURE

There was some degree of damage present to the hardwood flooring in the referenced area(s). An evaluation of the flooring with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a Qualified flooring contractor



8.8.2 Floor Condition



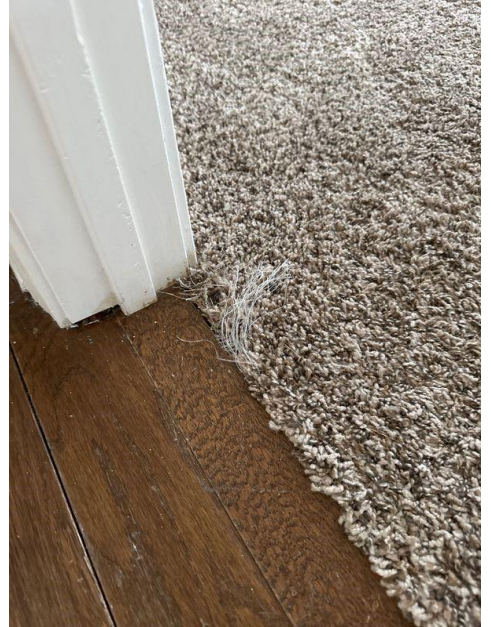
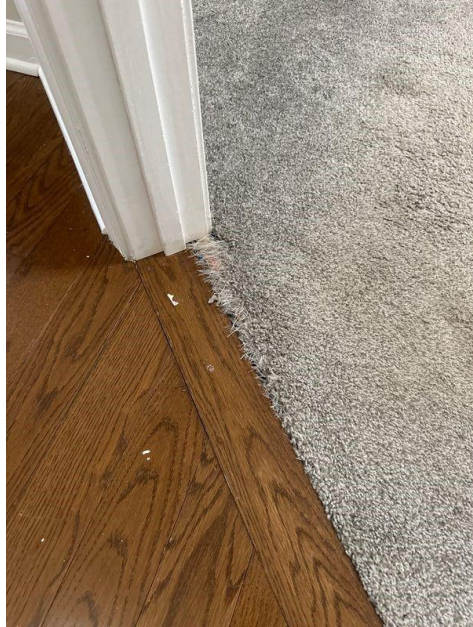
 Marginal Defect**CARPET - DAMAGE PRESENT**

MULTIPLE AREA(S)

Damaged carpet was present in the referenced area(s). Replacement of any damaged carpet is recommended to be performed as needed by a flooring contractor.

Recommendation

Contact a Qualified flooring contractor

**9: LAUNDRY****Information**



General Info: Laundry View

General Info: Dryer Energy Source Dryer Vent: Dryer Vent  
Electric Termination Point



Exterior

#### Visible Plumbing - Laundry: Plumbing Information - No Washer Present

The washing machine water supply valves were operated and no deficiencies were present at the time of inspection unless otherwise noted in this report. The standpipe (washer drain pipe) was not tested for leaks as a washing machine would need to be present to discharge water into the drain. The functionality of the drain is excluded from this inspection.



#### Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report.

It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.

## 10: HEATING & COOLING COMPONENTS

Information

|                                          |                                        |                                                                          |
|------------------------------------------|----------------------------------------|--------------------------------------------------------------------------|
| Exterior Unit(s) - Split System :        | Exterior Unit Energy Source & Type     | Exterior Unit(s) - Split System :                                        |
| Exterior Unit Location                   |                                        | Exterior Unit Manufacturer Guardian                                      |
| Rear of home                             | Electric Condensing Unit (Heat Pump)   |                                                                          |
| Exterior Unit(s) - Split System :        |                                        | Exterior Unit(s) - Unit #2: Exterior                                     |
| Exterior Unit(s) - Split System :        | Exterior Unit(s) - Split System :      | Unit Location                                                            |
| Exterior Unit Max Circuit Breaker        | Exterior Unit Overcurrent              | Rear of home                                                             |
| Amperage                                 | Protection Amperage                    |                                                                          |
| 25amps                                   | 20 amps                                |                                                                          |
| Exterior Unit(s) - Unit #2: Exterior     | Exterior Unit(s) - Unit #2: Exterior   | Exterior Unit(s) - Unit #2: Exterior                                     |
| Unit Energy Source & Type                | Unit Manufacturer                      | Unit Max Circuit Breaker                                                 |
| Electric Condensing Unit (Heat           | Guardian Pump)                         | Amperage                                                                 |
|                                          |                                        | 25amps                                                                   |
| Exterior Unit(s) - Unit #2: Exterior     | Interior Unit(s) - Split System :      |                                                                          |
| Interior Unit(s) - Split System :        |                                        | Interior Unit(s) - Split System : Interior                               |
| Unit Overcurrent Protection              | Interior Unit(s) Location Basement     | Unit(s) Energy Source and Distribution                                   |
| Amperage                                 |                                        | Electric Forced Air                                                      |
| 20 amps                                  |                                        |                                                                          |
| Interior Unit(s) - Split System :        | Interior Unit(s) - Unit #2: Interior   | Interior Unit(s) - Unit #2: Interior                                     |
| Interior Unit Manufacturer Guardian      | Unit(s) Location Attic                 | Unit(s) Energy Source and Distribution                                   |
|                                          |                                        | Electric Forced Air                                                      |
| Interior Unit(s) - Unit #2: Interior     | Auxiliary Drain Pan: Auxiliary         | Condensate Drain Pipe:                                                   |
| Unit Manufacturer Guardian               | Drain Pan Present Yes                  | Condensate Drain Termination Point                                       |
|                                          |                                        | DWV Pipe                                                                 |
| Thermostat(s): Thermostat                | Air Filter/Return Plenum: Filter       | Air Filter/Return Plenum: Filter                                         |
| Location(s)                              | Location(s)                            | Size                                                                     |
| Dining Room, Hallway (Upstairs)          | Dining Room, Hallway (Upstairs)        | 20 X 20                                                                  |
| Return Air Temp (Main Level): Return Air | Return Air Temp (Upstairs):            | Air Supply Differential (Main                                            |
| Temp - Main Level 55-60                  | Return Air Temp - Upstairs 55-60       | Level): Temperature Differential Cooling Mode (Main Level) 10-15 Degrees |
| Air Supply Differential (Main            | Air Supply Differential (Upstairs):    | Air Supply Differential (Upstairs):                                      |
| Level): Temperature Differential Heating | Temperature Differential Cooling       | Temperature Differential Heating                                         |
| Mode (Main Level) 20+ Degrees            | Mode - Upstairs                        | Mode - Upstairs                                                          |
|                                          | 20+ Degrees                            | 20+ Degrees                                                              |
| Cooling Source In Each Habitable Room:   | Heating Source In Each Habitable Room: |                                                                          |
| Cooling Source In Each Habitable Room?   | Heating Source In Each Habitable Room? |                                                                          |
| Yes                                      | Yes                                    |                                                                          |

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

**General Info: Split System HVAC Present**

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

**Exterior Unit(s) - Split System : Exterior Unit Manufacture Year**

2019

The typical life expectancy of exterior units is approximately 13-15 years.

**Exterior Unit(s) - Split System : Exterior Unit Information**

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

**Exterior Unit(s) - Unit #2: Exterior Unit Manufacture Year**

2018

The typical life expectancy of exterior units is approximately 13-15 years.

**Exterior Unit(s) - Unit #2: Exterior Unit Information**

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



**Interior Unit(s) - Split System : Interior Units Manufacture Year**  
 2018

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

**Interior Unit(s) - Split System : Interior Unit(s) Information**

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

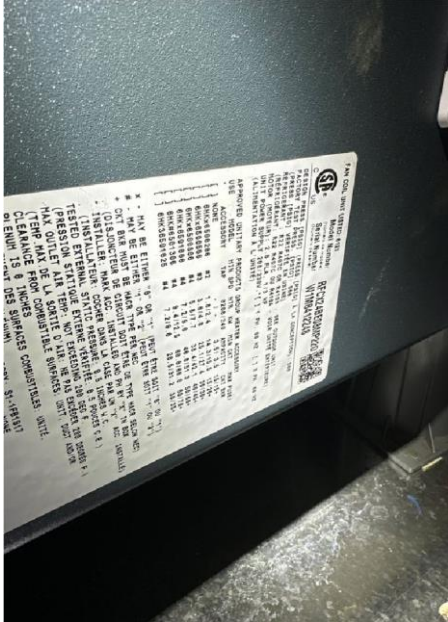


**Interior Unit(s) - Unit #2: Interior Units Manufacture Year**  
 2018

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

**Interior Unit(s) - Unit #2: Interior Unit(s) Information**

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



#### Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off, or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

#### Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

#### Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

#### Thermostat(s): Thermostat Information

The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

#### Air Filter/Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

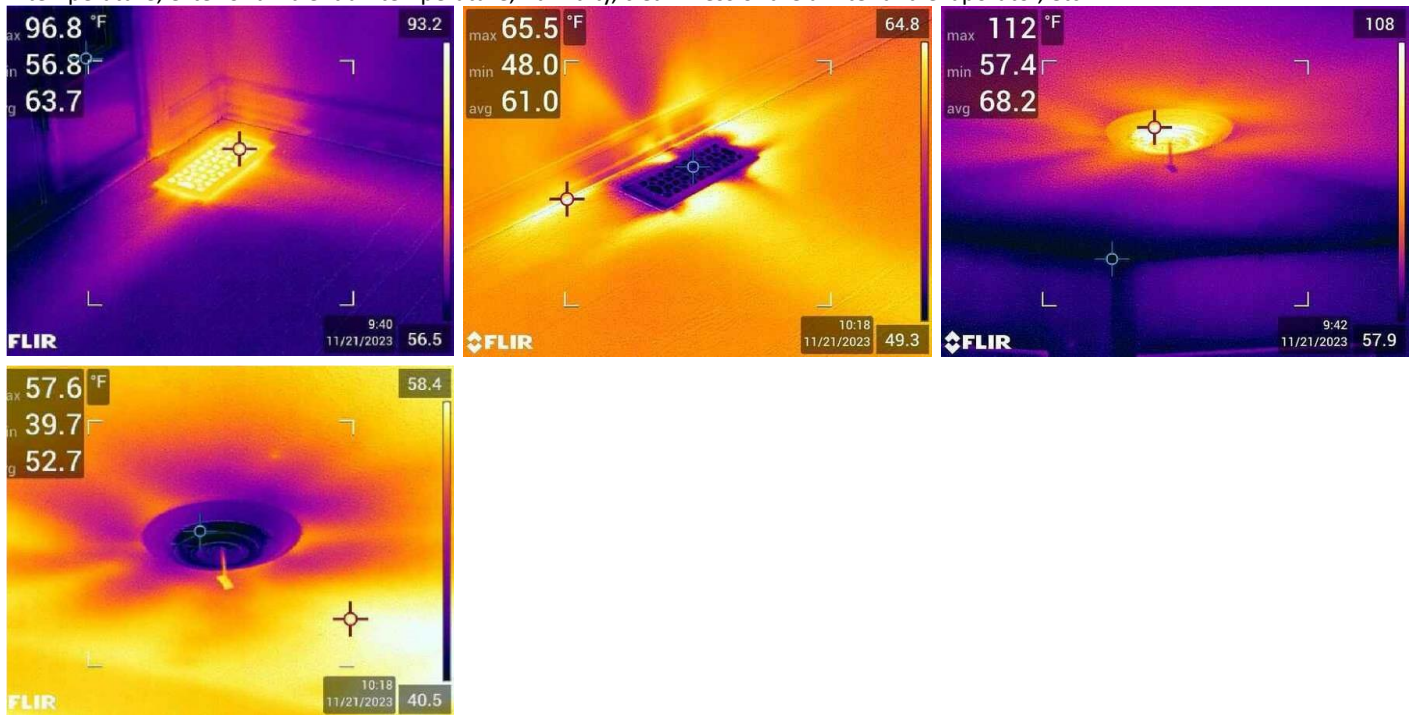
#### Air Return Information: Temperature Reading

A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output temperatures to, showing the system(s) responded to normal operating controls.



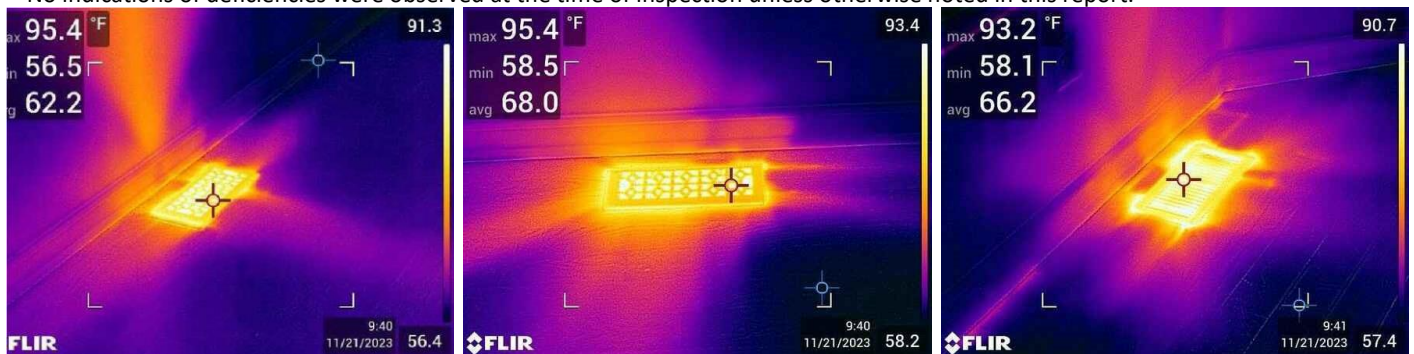
### Air Supply Information: Air Supply Information

An infrared camera was used to show the system(s) responded to normal operating controls at the time of inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or the performance of the system, which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode and 15-25 degrees in heating mode. Several factors can affect these numbers, such as but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

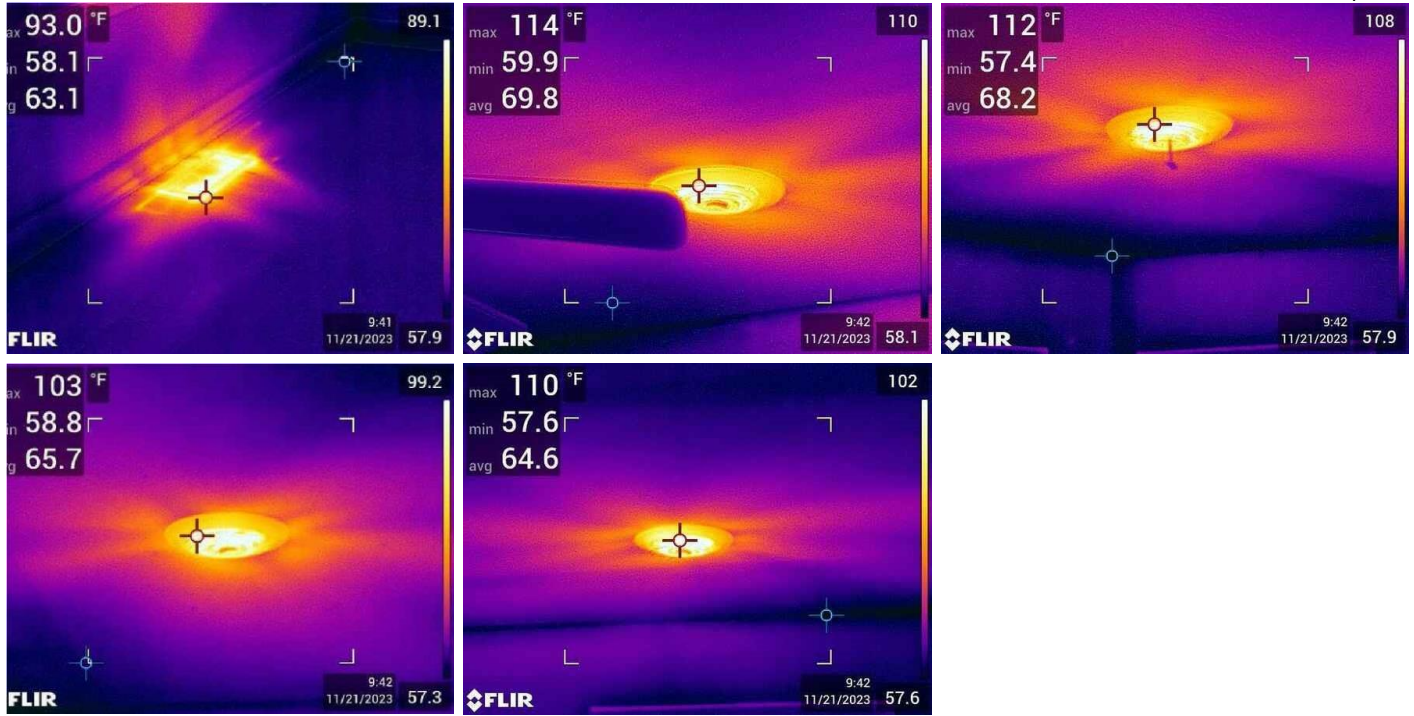


### HVAC Supply Registers: HVAC Supply Information

Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.







Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Recommendations

10.1.1 General Info

 Minor Defect, Maintenance Item, or FYI Item

HVAC SERVICING DOCUMENTATION NOT PRESENT

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.

I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

10.2.1 Exterior Unit(s) - Split System

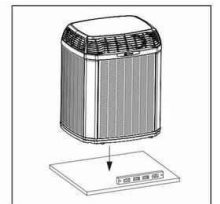
 Marginal Defect

EXTERIOR UNIT - NOT LEVEL

BOTH UNITS

The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and void the system's warranty. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other Qualified person.

- When installing the unit on a support pad, such as a concrete slab, consider the following:
- The pad should be at least 1" larger than the unit on all sides.
  - The pad must be separate from any structure.
  - The pad must be level.
  - The pad should be high enough above grade to allow for drainage.
  - The pad location must comply with National, State, and Local codes.



Recommendation

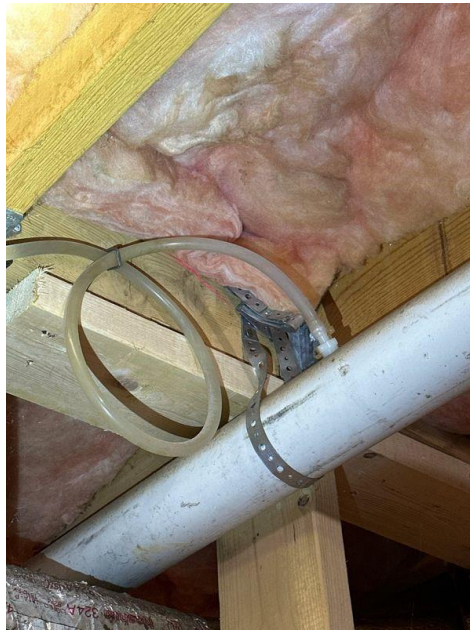
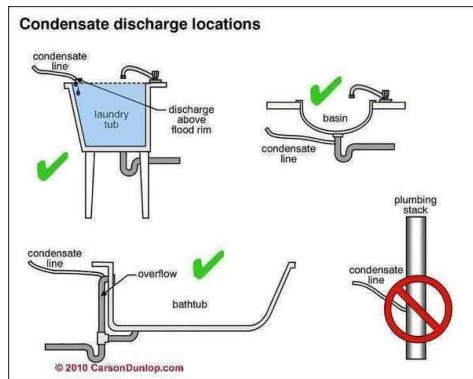
Contact a Qualified HVAC professional.

### CONDENSATE TUBING - RAN INTO DWV PIPE

The vinyl condensate drain line from the condensate pump was discharging into a DWV (drain, waste, and vent) pipe. Standards state that condensate can only discharge indirectly to a DWV pipe. An indirect connection would be a connection that is not connected directly with the drainage system, but that discharges into the drainage system through an air break or air gap into a trap, fixture, receptor or interceptor. This connection is also prohibited as DWV pipes can not be drilled or tapped into. Proper routing and termination of the condensate drain pipe is recommended to be conducted by an HVAC contractor, with plugging or repairs made to the DWV pipe made as needed by a licensed plumber.

**Recommendation**

Contact a Qualified HVAC professional.



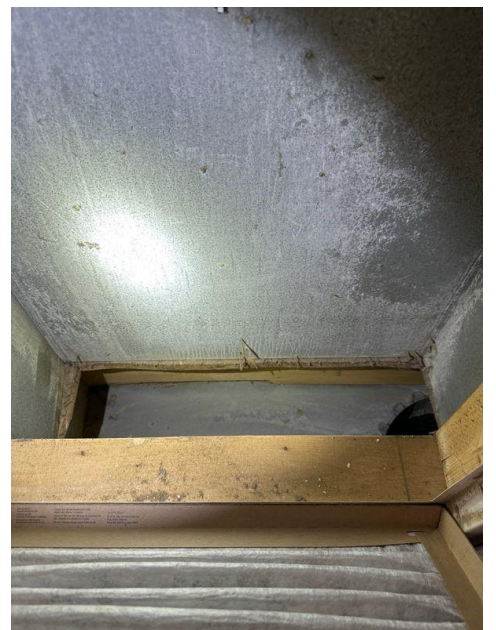
### 10.10.1 Air Filter/Return Plenum

### RETURN PLENUM - WALL/FLOOR CAVITY USED (UPGRADE) DINING ROOM

The HVAC system used a wall or floor cavity to "return" air to the system. This is not recommended due to being an "unsealed" design, which can allow for dust and/or debris to enter the system. I recommend consulting with an HVAC contractor to discuss upgrade/repair options to include a full sheet metal return.

**Recommendation**

Contact a qualified heating and cooling contractor



## 11: WATER HEATER

Information

Water Heater Condition: Water Temperature

110-120 Degrees

Water Heater Condition: Energy Source

Electric

Water Heater Condition: Water Heater Location

Basement

Water Heater Condition: Capacity Water Heater Condition:

50 Gallons

Water Heater Condition: Water

Heater Manufacturer

AO Smith

Manufacture Year

2022

The typical life expectancy of a water heater is 13-15 years.

TPRV Discharge Pipe: TPRV Discharge Tube

Material

Aquapex

Water Heater Condition: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.



Water Heater Condition: Water Temp Information

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

TPR Valve: TPR Valve Information

**LMT** - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Information


The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

**Water Pipes: Water Pipes Information**

Visible portions of the water pipes were inspected looking for significant deficiencies . No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Recommendations**

11.1.1 Water Heater

 **Minor Defect, Maintenance Item, or FYI Item**

Condition

**WATER TEMP - LOWER THAN 120 DEGREES**

The hot water temperature tested lower than 120 degrees.

While the maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this, tank temperatures are recommended to be kept between 135-140 degrees to prevent the formation of Legionellae bacteria in the water heater.

A tempering valve can allow for this combination, keeping water at faucets in the home at safe levels (120 or lower) while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber to install a tempering valve.

Recommendation

Contact a handyman or DIY project



11.3.1

 **Marginal Defect**

TPRV Discharge Pipe

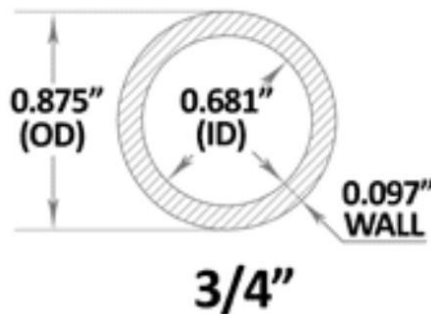
**AQUAPEX - LESS THAN 3/4" I.D.**

3/4" Aquapex was used for the TPR valve discharge tube, which has an inner diameter of .681. Discharge tubes can not be sized smaller than the TPR valve outlet which is .75 (3/4"). Replacement of the discharge tube with 7/8" o.d aquapex or another approved material with at least a .75" inner diameter is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

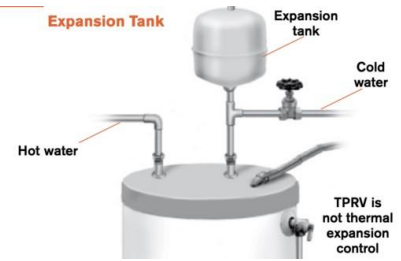
| PES Tubing size (CTS/Nominal) | Outside Diameter (OD) | Minimum wall thickness | Inside Diameter (ID) | Volume gal/100ft | Weight lbs/100ft |
|-------------------------------|-----------------------|------------------------|----------------------|------------------|------------------|
| 3/8"                          | 0.500"                | 0.010"                 | 0.500"               | 0.50             | 4.50             |
| 1/2"                          | 0.625"                | 0.010"                 | 0.605"               | 0.92             | 8.50             |
| 5/8"                          | 0.750"                | 0.007"                 | 0.584"               | 1.34             | 8.30             |
| 3/4"                          | 0.875"                | 0.007"                 | 0.681"               | 1.88             | 11.00            |
| 1"                            | 1.125"                | 0.120"                 | 0.875"               | 3.03             | 17.00            |



11.4.1 Water Pipes

**EXPANSION TANK - NOT PRESENT**

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back ow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber. More info can be found here:



<https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-thatthing-on-top-of-your-waterheater/>

Recommendation

Contact a Qualified plumbing contractor.

11.4.2 Water Pipes

**Minor Defect, Maintenance Item, or FYI Item**

**WATER PIPES AQUAPEX PIPES WITHIN 18" OF UNIT**

Aquapex water pipes were installed within the rst 18 inches of the water heater unit. Current standards do not allow aquapex pipes to be installed within 18 inches of the water heater. Replacement of the pipes with an approved material is recommended to be conducted by a licensed plumber. This deficiency will be labeled in Blue when installed on an electric water heater and Orange when installed on a gas water heater. I know of no repercussions with installing PEX directly to electric units. Though, the heat from a ue on a gas water heater could allow for damage to PEX water pipes.



Can I Connect PEX to my Water Heater?

PEX can't be directly connected to a water heater. First extend a pipe 18 in. from your water heater and connect the PEX supply to the pipe.

Recommendation

Contact a Qualified plumbing contractor.

# 12: PLUMBING

Information

Water Pressure: Water Pressure (Approx.)  
60-70psi

Water Pipes: Service Pipe Material Water Pipes: Water Distribution (Visible Portions) Pipe Material (Visible Portions)  
Undetermined Aquapex, Copper

Water Pipes: Approx. Percentage of Water Distribution Pipes Visible  
40-50%

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)  
PVC Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)  
PVC

Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible

Main Cleanout: Cleanout Location Functional Flow: Functional Flow Right side of home Yes

50-60%

Functional Drainage: Functional  
Drainage  
Yes

Sump/Ejector Pump:  
Sump/Ejector Pump Present  
Not at Visible Portions

Sump/Ejector Pump:  
Sump/Ejector Pump(s) Not Visibly  
Present  
No sump/ejector pump(s) were  
found at visible portions of the  
home.

#### General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

#### Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report. The valve is not operated to test its functionality.

#### Pressure Regulator: Pressure Regulator Information

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home or at the washing machine spigots (if not in use). 80psi or less is recommended to protect appliances, distribution pipes, and fittings/connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator. The pictured reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home and the water use of the neighbors and surrounding areas.



#### Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

#### Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this

report. Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00 but can save thousands if a problem is found.

#### Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in ow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

#### Functional Drainage: Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. *Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being ushed down the system, etc.).*

#### Septic System: Septic System Information

EXCL - The evaluation of septic systems, lift stations, related pumps/alarms, etc. lies beyond the scope of a home inspection. I recommend consulting with the sellers in regards to how the system has been maintained. Sources vary on this, but tanks are recommended to be pumped every 4-7 years depending on the occupant count of the home. If maintenance records or invoices are not present for this time frame, it is recommended to have the tank pumped. As well, the local county or municipality building department may have a site drawing on le for the location of the tank and drain eld.

## Recommendations

### 12.1.1 General Info

#### INCOMPLETE PLUMBING INSTALLATION(S)

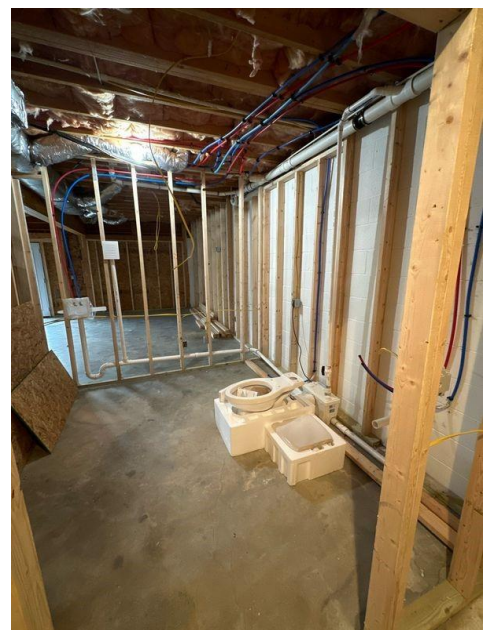
BASEMENT

**LMT** - There were incomplete plumbing installations located at the referenced area(s). Incomplete installations are not inspected for their condition or functionality. An evaluation of the installations is recommended to be performed by a licensed plumbing contractor to ascertain " nishing" costs.

Recommendation

Contact a quali ed plumbing contractor.

 Marginal Defect



12.6.1 Drain, Waste, and Vent Pipes (DWV)

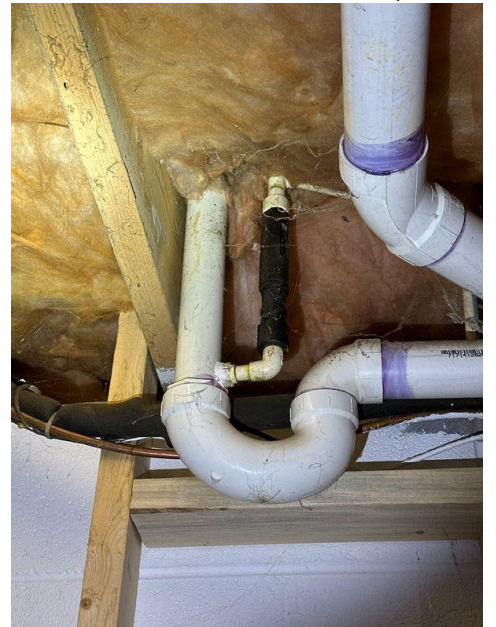
Marginal Defect

DWV PIPE(S) - TAPPED AND/OR DRILLED BASEMENT

Waste and/or drain pipe(s) were present that have been tapped and/or drilled into. This is a prohibited connection as the depth of the tapped connection can not be verified and could potentially catch solids in the pipe. Removing the tapped connection and re-routing as needed along with subsequent repairs to the pipe is recommended to be performed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



12.6.2 Drain, Waste, and Vent Pipes (DWV)

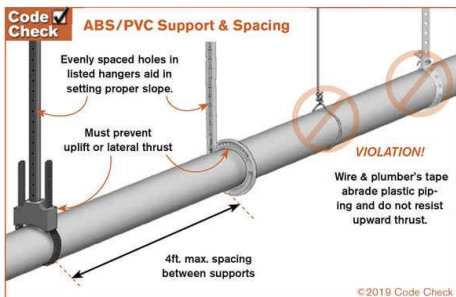
Marginal Defect

PVC/ABS - IMPROPER HANGERS

There were improper supports and/or hangers used to secure the drain and waste pipes. Improper supports can allow for abrasion of the pipes due to movement and thermal expansion as well as not preventing uplift. Repairs to incorporate proper materials as needed to properly support the pipes is recommended to be conducted by a licensed plumbing contractor.

Recommendation

Contact a Qualified plumbing contractor.



12.6.3 Drain, Waste, and Vent Pipes (DWV)



### TRAP(S) - REFERENCED CONNECTION NOT TRAPPED

 Marginal Defect

DISHWASHER

The referenced connection to the waste/drain pipes was not trapped. This can allow for sewer gases to enter living areas. The installation of a proper trap is recommended to be conducted by a licensed plumbing contractor.

Recommendation

Contact a Qualified plumbing contractor.



## 13: ELECTRICAL

### Information

Service Entrance: Service Entrance Type Overhead Service Drop

Service Amperage: Service Entrance Conductors Type 3/0 Copper

Service Amperage: Service Amperage 225amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location Basement

Service Equipment/Electrical Panel: Electrical Panel Manufacturer GE

Service Grounding/Bonding: GEC Present Yes

Service Grounding/Bonding: Grounding Electrode Type Not Visible

Service Grounding/Bonding: Water Pipe Bonding Present Not Visible

Branch Wiring : Visible Branch Wiring Type NM Sheathed Cable

Breakers: AFCI Breakers Present Yes

Breakers: Breakers in O Position 0

Branch Wiring : 15 & 20amp Branch Wiring Metal Type Copper

Smoke Alarms/Detectors: Smoke CO Detectors: CO Alarm Presence

Alarm Presence Present

Not Present at all Recommended Locations

General Info: Low Voltage Systems/Wiring Not Inspected

EXCL - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.



#### Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

#### Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

#### Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.



#### Service Grounding/Bonding: GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible. No indications of deficiencies were observed at visible portions unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a re and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: AFCI Breakers Tested

The AFCI (Arc fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut o " if as little as a 5 milliamp di erential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or con rmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here:

<https://prohill.com/gfci-protection/>

| DWELLING UNIT                                                   |                 |                 |                 |   |                 |                 |                 |                 |                 |                 |                 |    |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----|
| 120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS |                 |                 |                 |   |                 |                 |                 |                 |                 |                 |                 |    |
| Room                                                            | 1               | 2               | 3               | 4 | 5               | 6               | 7               | 8               | 9               | 10              | 11              | 12 |
| 1                                                               | X <sub>10</sub> |                 |                 |   |                 |                 |                 |                 |                 |                 |                 |    |
| 2                                                               | X <sub>10</sub> |                 | X               | X |                 |                 |                 |                 |                 |                 |                 |    |
| 3                                                               | X <sub>10</sub> |                 | X <sub>10</sub> | X | X <sub>10</sub> |                 |                 |                 |                 |                 |                 |    |
| 4                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> |                 |                 |                 |                 |                 |                 |    |
| 5                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |                 |                 |                 |    |
| 6                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |                 |    |
| 7                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |
| 8                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |
| 9                                                               | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |
| 10                                                              | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |
| 11                                                              | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |
| 12                                                              | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> | X <sub>10</sub> |    |

GFCI Protection: GFCI Protection Not Fully Con rmed - Not Visible and/or Personal Belongings LMT - GFCI protection was not fully con rmed and/or found in areas of the home due to the protection not being visible. When test and reset buttons are not located on each receptacle, testing them by tripping them with a polarity tester may trip a downstream receptacle that was not visible, accessible, and/or blocked by personal belongings, rendering the tripped receptacles unpowered. I recommend con rming GFCI protection at all recommended areas at some point after personal belongings have been removed or after taking ownership of the home. If you are not comfortable doing this, a licensed electrician should be hired to perform this service.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to con rm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

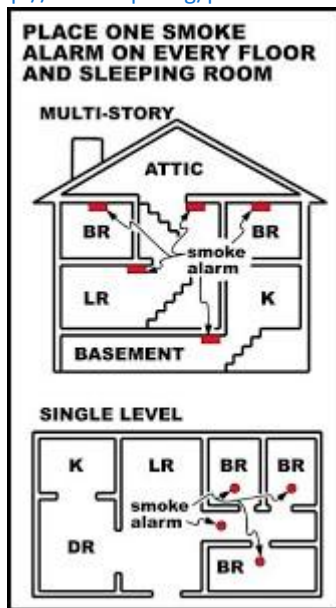
#### Doorbell: Doorbell Information

The doorbell (if present) was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

#### Smoke Alarms/Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and re safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



#### Smoke Alarms/Detectors: Smoke Alarms Testing Information

**LMT** - Smoke alarms are not tested by pressing the "Test" button. This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a re. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. I highly recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in and then testing them monthly thereafter, replacing the batteries every six-twelve months, and replacing the alarms again every ve to ten years (manufacturer speci c).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

#### CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any replace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here: <https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

#### Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies . No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

#### Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

## Recommendations

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### 13.5.1 Service Equipment/Electrical Panel

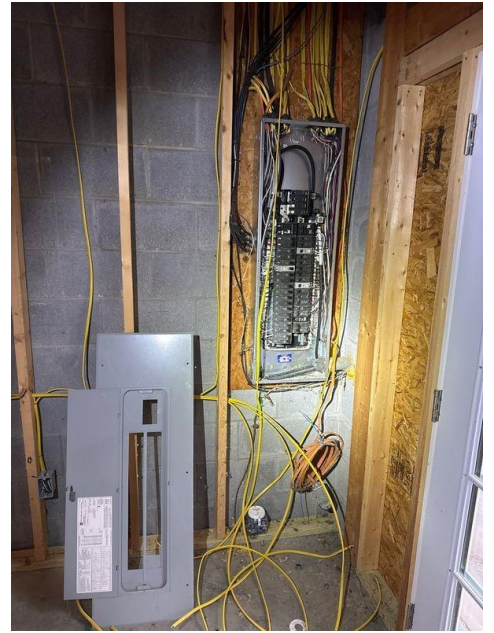
 Marginal Defect

#### COVER - NOT INSTALLED

**SFTY** - The electrical panel cover was not installed at the time of inspection. This exposes the internal wiring and components and is a shock hazard. The installation of the panel cover is recommended to be conducted by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



### 13.6.1 Service Grounding/Bonding

 Marginal Defect

#### WATER PIPE BONDING - MISSING/NOT VISIBLE

The water pipes were not bonded at visible portions. An evaluation and proper bonding of the water pipes as needed is recommended to be conducted by a licensed electrician.

#### Recommendation

Contact a Qualified electrical contractor.

### 13.7.1 Branch Wiring

 Significant Defect

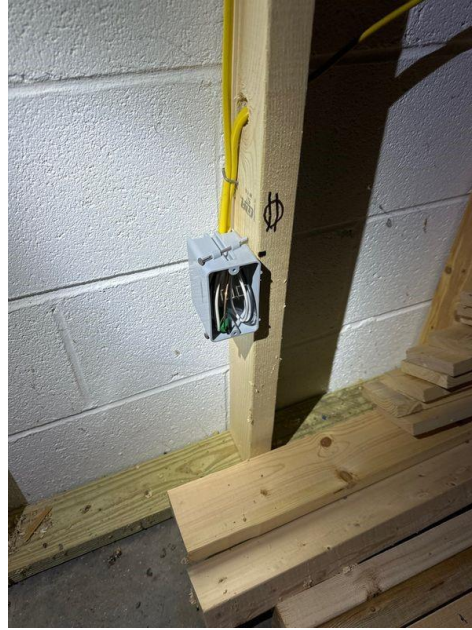
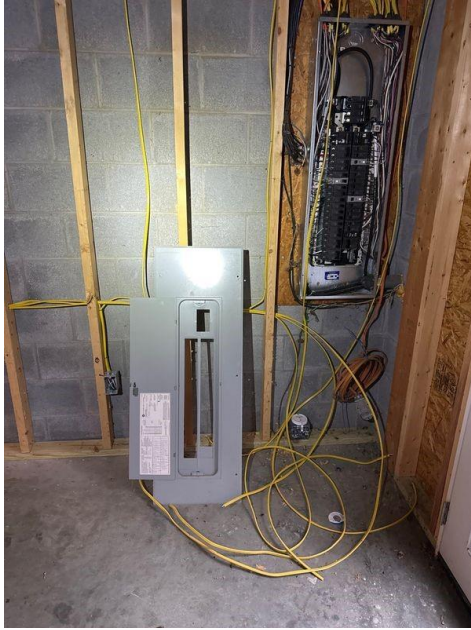
#### GENERAL ELECTRICAL - UNFINISHED INSTALLATIONS

##### BASEMENT

**SFTY** - Un finished electrical installations were present in the referenced area(s). These un nished installations may include but are not limited to: exposed wiring, wiring terminations, inadequate support, missing switch/receptacle cover plates, etc. Incomplete electrical installations can typically present a potential shock and/or re hazard. An evaluation and completion of any incomplete electrical installation(s) is recommended to be conducted by a licensed electrician as needed for safety.

#### Recommendation

Contact a Qualified electrical contractor.



### 13.8.1 Breakers



Marginal Defect

#### AFCI - UPGRADE RECOMMENDED

**SFTY** - AFCI breakers were not present for all locations recommended by today's standards. AFCI was not required on homes built before 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended to be performed on any home as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut o" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels, and an upgrade of the panel should be considered in these situations.

## 13.8.2 Breakers

 Marginal Defect**BREAKERS - UNAPPROVED BREAKER(S) PRESENT**

The electrical panel was equipped with breaker(s) manufactured by a company other than the panel manufacturer. Panel manufacturers warn that the use of other types of breakers voids the warranty and may void the UL listing. An evaluation of the breaker(s) is recommended to be conducted by a licensed electrician, with the replacement of any improper breaker(s) made as needed.

## Recommendation

Contact a qualified electrical contractor.



## 13.10.1 Receptacles

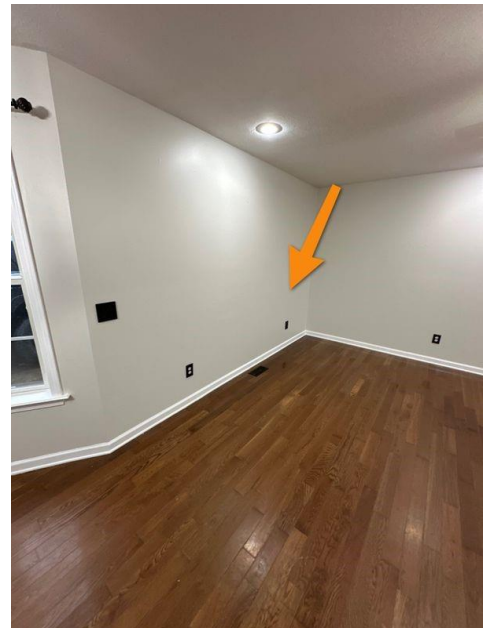
 Marginal Defect**RECEPTACLES - DIFFICULT TO "PLUG INTO"**

## LIVING ROOM

There were receptacle(s) present that were difficult to "plug into" and this was not due to them being tamper-resistant. Repairs or replacement of the receptacles as needed for proper operation is recommended to be performed by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



## 13.10.2 Receptacles

 Marginal Defect**RECEPTACLE(S) - RECESSED INTO WALL**  
KITCHEN

There were receptacle(s) present that were recessed into the wall. Receptacles should be installed flush to the wall for safety. Repairs to the receptacle(s) as needed is recommended to be performed by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



## 13.12.1 Smoke Alarms/Detectors

 Marginal Defect**SMOKE DETECTOR(S) - DISCOLORED**  
MULTIPLE PRESENT

There were smoke detector(s) present that were "yellowed" in color. This is typically an indicator that the detector(s) are past 10 years of age. Multiple sources recommend replacing smoke detectors every five to ten years.

## Recommendation

Contact a qualified professional.



## 13.13.1 CO Detectors

 Marginal Defect**CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS**

**SFTY** - CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a Qualified person for safety.

## Recommendation

Contact a handyman or DIY project

## 14: ATTIC, ROOF STRUCTURE, & VENTILATION



Information

Attic Access: Access Location(s) Panel(s) Attic Access: Access Type(s) Bedroom

Scuttle Inspection Method: Inspection Method

Walked Where Possible

Inspection Method: Attic Area - Concerns/Obstructions Attic Physically Accessible

Inspection Method: Amount of Safety Attic Visually Accessible 60-70%

Insulation Coverage, Walkboards 10-20% Missing

Inspection Method: Areas of Attic Ventilation: Ventilation Types

Roof Structure/Framing: Roof

Not Visibly Accessible or Fully Accessible

Ridge Exhaust Venting, Sot Inlet Vents, Gable Vents

Structure Type

Rafters / Ceiling Joists

Sides of Home

Insulation: Insulation Type (Average)

Insulation: Insulation Amount Blown-in Fiberglass

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s) In Attic

6 - 10", Varying

General Info/Limitations: Attic View(s)



Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



#### Inspection Method: Attic Accessibility Information & Limitations

**LMT** - All attics are attempted to be entered and traversed as best and safely as possible. The inspection method, along with the approximate percentages of the attic that were both physically and visibly accessible, will be listed above, along with any safety concerns or hindrances that limited the attic's inspection. The inspection method is at my sole discretion and depends on several factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of the attic is limited to visible portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no attic can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

#### Inspection Method: Walked Where Possible - Obstructions/Safety

**LMT** - The attic was walked and/or crawled where possible, but accessibility was limited due to obstruction(s) and/or safety concerns referenced at the top of the attic section of this report. The inspection of the attic area is limited to visible portions only, and hidden damage may exist in areas that were not visible from accessible areas.

#### Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above-designated ventilation sources and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation were observed at the time of inspection unless otherwise noted in this report.

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is one sq ft of ventilation for every 150 sq ft of attic area, and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low intake soffit venting.
- Upper roof cavity venting is less important and if over-installed, can exacerbate heat loss into the attic from the living space. Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.
- 

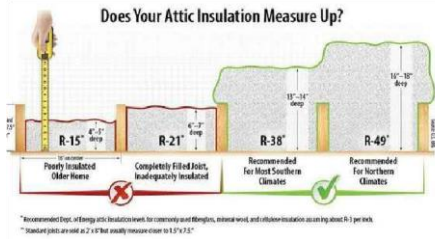
For more information, please see: <https://www.greenbuildingadvisor.com/article/istibureks-rules-for-venting-roofs>

#### Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture intrusion, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

#### Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



| Recommended Specifications by Insulation Type             |                 |                 |                 |
|-----------------------------------------------------------|-----------------|-----------------|-----------------|
|                                                           | Cellulose       | Fiberglass      | Rock Wool       |
| R-value/inch                                              | 3.2-3.8         | 2.2-2.7         | 3.0-3.3         |
| Inches (cm) needed for R-38                               | 10-12 (25-30)   | 14-17 (35-43)   | 11.5-13 (29-33) |
| Density in lb/ft <sup>3</sup> (kg/m <sup>3</sup> )        | 1.5-2.0 (24-36) | 0.5-1.0 (10-14) | 1.7 (27)        |
| Weight at R-38 in lb/ft <sup>2</sup> (kg/m <sup>2</sup> ) | 1.25-2.0 (6-10) | 0.5-1.2 (3-6)   | 1.6-1.8 (8-9)   |
| OK for 1/2" drywall, 24" on center?                       | No              | Yes             | No              |
| OK for 1/2" drywall, 16" on center?                       | Yes             | Yes             | Yes             |
| OK for 5/8" drywall, 24" on center?                       | Yes             | Yes             | Yes             |

**Exhaust Fan(s): Exhaust Fan(s) Information**

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

**Plumbing Stack Vents: Not Visible From Accessible Portions**

EXCL - The plumbing vent(s) were not visible from accessible portions of the attic. Their condition is excluded from this inspection.

**Recommendations**

14.2.1 Attic Access

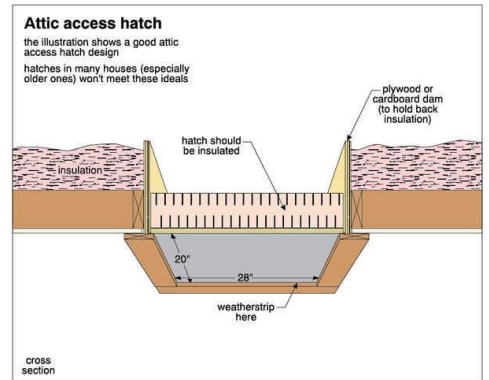
Minor Defect, Maintenance Item, or FYI Item

**ACCESS OPENING - NOT INSULATED AND/OR WEATHERSTRIPPED**

The access opening cover was not insulated and/or weatherstripped around the opening. This can affect energy efficiency. I recommend placing weatherstripping around the attic opening and adhering a batt of R-30 insulation or foamboard to the backside of the cover for energy savings.

**Recommendation**

Contact a handyman or DIY project



14.2.2 Attic Access

**Marginal Defect**

**SCUTTLE PANEL - DAMAGED**

The drywall scuttle panel was damaged. Replacement of the panel is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



14.4.1 Ventilation

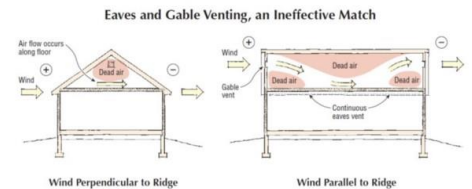
**Marginal Defect**

**GABLE VENT - COMBINED WITH RIDGE VENTING**

This attic contained both gable and ridge venting to exhaust air in the attic. Gable vents will impact the ridge vent's ability to exhaust air and can actually allow for negative pressure conditions to occur. An evaluation of the attic's venting system is recommended to be performed by a Qualified contractor with repairs made as needed for proper ventilation. This typically consists of sealing or removing the gable vents and ensuring the soffit intake vents consist of 60" of ventilation and the ridge 40%. More information can be found here: [https://www.jlconline.com/how-to/Roofing/can-you-combine-ridge-and-gable-vents\\_o](https://www.jlconline.com/how-to/Roofing/can-you-combine-ridge-and-gable-vents_o)

Recommendation

Contact a Qualified professional.



14.6.1 Insulation

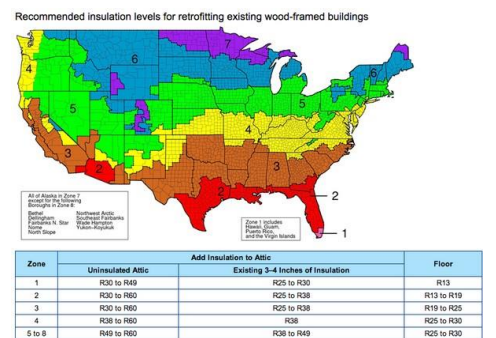
**Marginal Defect**

**INSULATION - ADDITIONAL INSULATION RECOMMENDED**

Less than the recommended amount of insulation was present in the attic. The installation of additional insulation to the attic area is recommended to be conducted for energy efficiency and comfort by an insulation contractor, as current standards recommend approximately 14"-16" of insulation to achieve an R-38 rating.

Recommendation

Contact a Qualified insulation contractor.



14.7.1 Exhaust Fan(s)

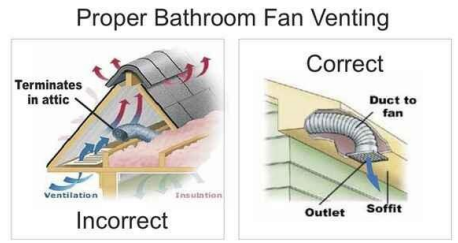
1234 Main Street

### EXHAUST FAN(S) - TERMINATING IN ATTIC

There were exhaust fan(s) present that were terminating in the attic. Exhaust fans should be vented to the exterior of the home to limit condensation and moisture in the attic. Repairs to properly terminate the exhaust fan(s) is recommended to be performed by a Qualified professional.

Recommendation

Contact a Qualified professional.



## 15: FOUNDATION AREA

### Information

**Foundation General Information:**

Foundation Type  
Basement

**Foundation General Information: Basement Info:** Approximate Amount

Floor Structure Visual  
Obstructions  
Insulation, HVAC Ductwork

of Basement Finished **0%**

**Foundation Walls:** Foundation

Wall Material Foundation Walls Visible **CMU Block 95%**

**Foundation Walls:** Amount of

Approximately **90-**

**Framing/Floor Structure:** Floor

Structure Materials **Wood Floor Joists**

**Framing/Floor Structure:** Amount Floor Structure Support: Floor

of Floor Structure Visible Structure Support Type Approximately **50-60% Steel Columns**

**Insulation:** Insulation Present at Un finished Areas **Yes**

**Foundation General Information:** Visual Limitations Information

**LMT** - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

**Foundation General Information:** Insulation Between Joists/Trusses

**LMT** - Insulation was present between the floor joists/trusses. This insulation obscured the visual accessibility of the sub floor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

**Basement Info:** Basement View(s)



#### Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

#### Framing/Floor Structure: Floor Structure Information

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Framing/Floor Structure: Floor Structure - Portions Not Visible

**LMT** - Portions of the framing was not visible due to the referenced obstructions above. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

#### Floor Structure Support: Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

#### Sub floor: Sub floor Not Visible

**EXCL** - The sub floor was not visible for evaluation due to a lack of visual accessibility from referenced visual obstructions.

#### Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a Qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

#### Insulation: Insulation Information

Current standards require for R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

#### Stairs: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Exterior Door: Exterior Basement Door Information**

The exterior basement door was inspected by looking for damage, lack of proper flashing, deficiencies with its operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

## Recommendations

### 15.3.1 Foundation Walls



Minor Defect, Maintenance Item, or FYI Item

#### **FOUNDATION WALLS - PAINTED WITH MASONRY SEALANT PAINT**

REAR OF STRUCTURE, RIGHT SIDE OF STRUCTURE

**LMT** - The foundation walls (or portions of them) have been painted with masonry sealant paint. This is typically done to try and lower humidity in the basement area and to prevent moisture infiltration. Addressing the source of the moisture on the exterior is much preferred, as masonry sealers will only mask the problems. Due to this "paint," indications of moisture infiltration and cracking on the foundation walls may be visually concealed and are excluded from this inspection. It is recommended to consult with the sellers as to why the walls were painted.

Recommendation

Contact the seller for more info



 Marginal Defect

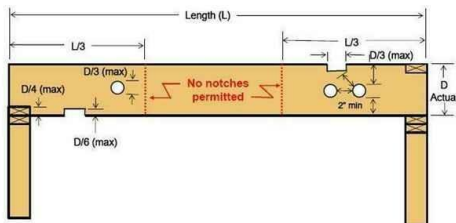
## 15.4.1 Framing/Floor Structure

**JOISTS - IMPROPER BORING OF HOLES**

There were bored holes present in framing members that exceeded allowances. Bored holes can not be within 2" of the edge of a framing member, can not be larger than 1/3 of the depth of a framing member, and can not be within 2" of another bored hole. Improper boring can affect the structural integrity of the framing member. A review and repairs are recommended to be performed as needed by a Qualified contractor.

## Recommendation

Contact a Qualified general contractor.



Cutting, Notching & Drilling of Joists



## 15.4.2 Framing/Floor Structure

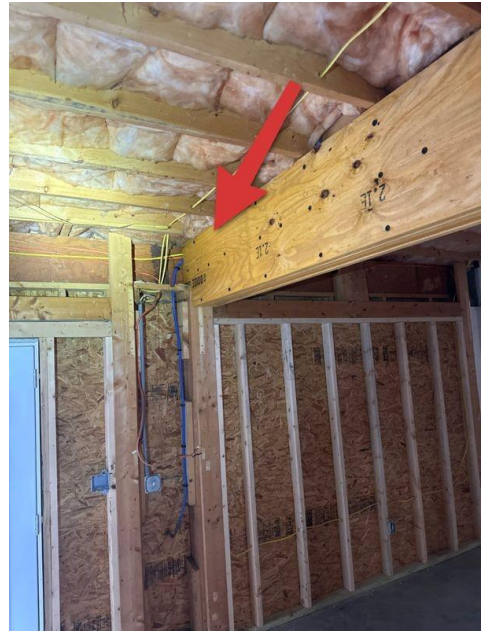
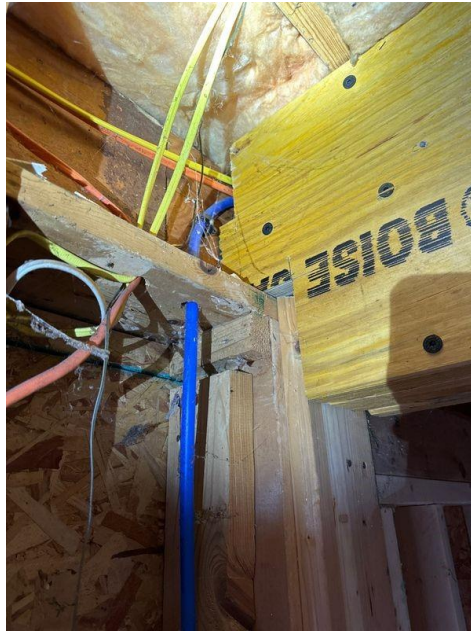
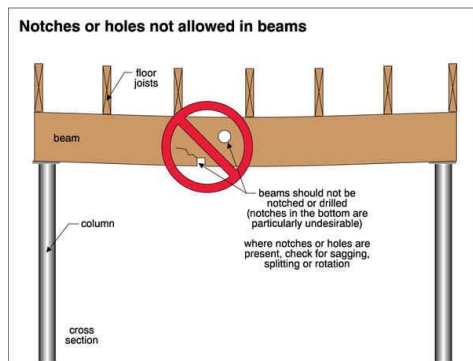
 Significant Defect**BEAM/GIRDER - LVL ALTERED**

There was an LVL beam/girder present that has been altered. This could include boring or notching of the framing member and can affect the structural integrity of the member. A review of the LVL beam/girder with repairs or replacement made as needed is recommended to be performed by a Qualified contractor.

## Recommendation

Contact a Qualified professional.





#### 15.4.3 Framing/Floor Structure

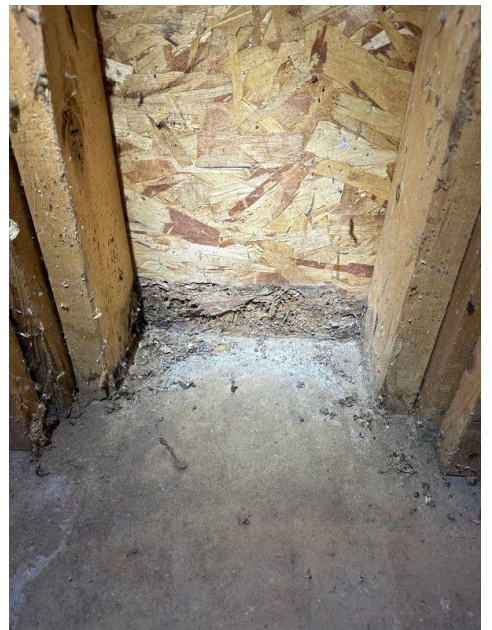
##### WALL FRAMING - DAMAGE

BASEMENT - LEFT SIDE OF STRUCTURE

Some degree of damage was present to wall framing components at the referenced area(s). Repairs to the damage as needed is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



#### 15.9.1 Stairs

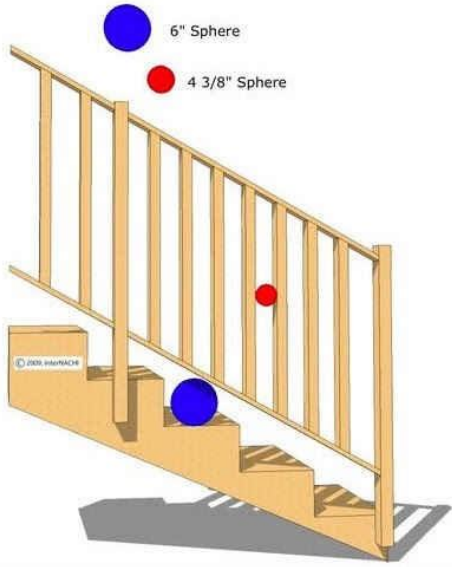
##### STAIR RAILING - MISSING

**SFTY** - A guard (stair railing) was not present on the open side(s) of the basement stairs. A guard is recommended to be installed for safety by a Qualified person to prevent the passage of a 4 3/8" sphere through the balusters.

Recommendation

Contact a Qualified professional.

➔ Marginal Defect



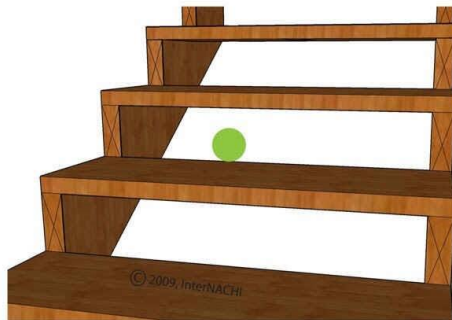
## 15.9.2 Stairs


**STAIRS - OPEN RISERS**

**SFTY** - There were "open risers" present on the basement steps. This is where no facing is present on the risers, creating an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Current safety standards require that the risers are closed, or designed in a way to prohibit the passage of a 4-inch sphere. Closing the risers or decreasing this spacing is recommended to be performed for safety by a Qualified person.

## Recommendation

Contact a Qualified professional.



 4" Sphere



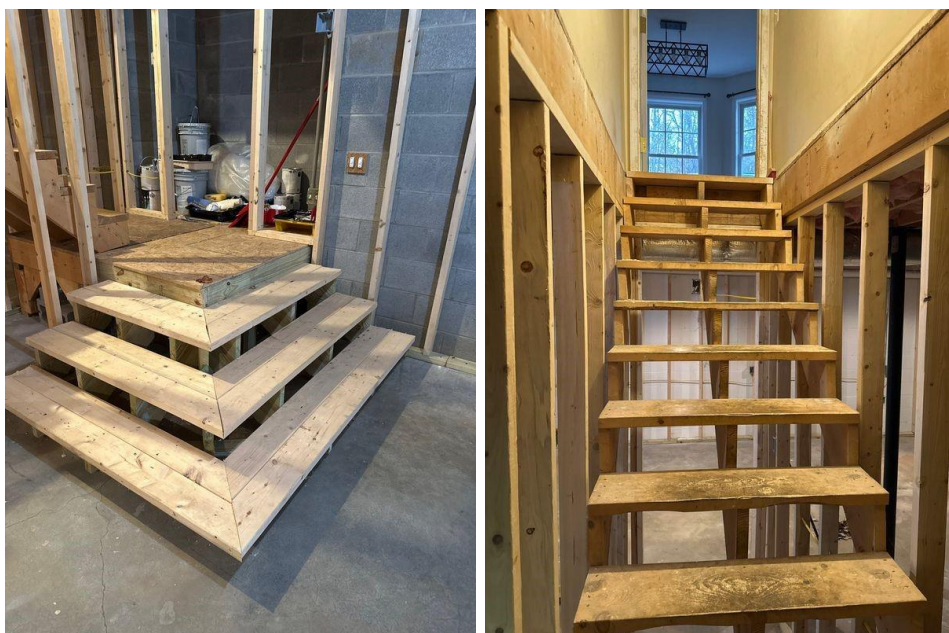
## 15.9.3 Stairs

**HANDRAIL - MISSING**

**SFTY** - There was no handrail installed on the basement stairs. A continuous handrail that extends from a point directly above the top stair tread to a point directly below the bottom stair tread is recommended to be installed by a Qualified person for safety.

## Recommendation

Contact a Qualified professional.



## 16: WATER, MOISTURE, & CONDENSATION (WMC)

### Information

Interior Areas - WMC: Interior  
Moisture Presence

Indications of Past Moisture, Not at Visible Portions Ceiling Stains

Roof Structure - WMC: Indications  
of Condensation Present?

Roof Structure - WMC: Indications  
of Leak(s) Present?

Not at Visible Portions

Foundation - WMC: Indications of  
Visible Portions Condensation at Visible Portions Flaking Masonry Sealant Paint Not  
at Visible Portions

#### General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for "Water, Moisture, and Condensation."

#### Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

#### Interior Areas - WMC: Moisture Stains Information

The ceilings, walls, and floors throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were visible at the time of inspection unless otherwise noted in this report.

#### Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking. No leaking or indications of leaking were present at the time of inspection if not otherwise noted in this report.

#### Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. \*Please see the Attic section of this report regarding any visibility and accessibility limitations.

#### Foundation - WMC: Moisture In ltration Information - Areas Below Grade

**LMT** - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event. For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

## Recommendations

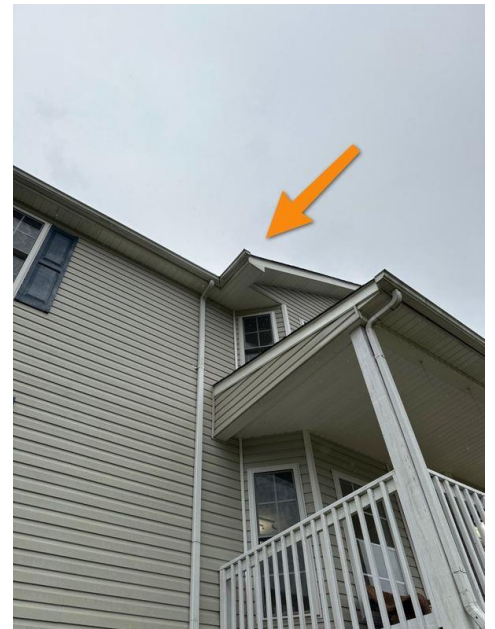
### 16.2.1 Exterior Areas - WMC

#### **GUTTER(S) - LEAKING** FRONT OF STRUCTURE

The gutters were leaking at the referenced area(s). Repairs are recommended to be conducted as needed by a qualified person to rectify any leaks.

#### Recommendation

Contact a qualified gutter contractor



## 16.3.1 Interior Areas - WMC

## CEILING - MOISTURE STAINING

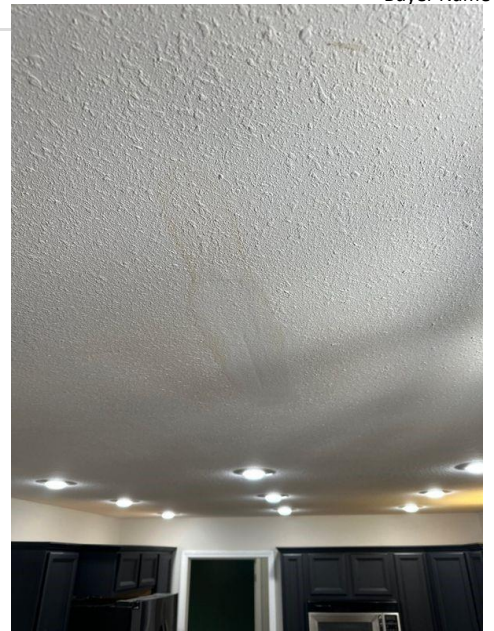
## (PLUMBING)

## KITCHEN AREA

Moisture stain(s) were present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a plumbing contractor is recommended to evaluate and make repairs as needed.

## Recommendation

Contact a Qualified plumbing contractor.



## 16.3.2 Interior Areas - WMC

## BATHROOM - INDICATIONS OF PAST WATER

## UPSTAIRS BATHROOM

There were indications of a past leak/standing water on the wall/baseboards in the referenced bathroom. I recommend inquiring with the sellers about any past water/leaks in the structure and referenced area. An evaluation of the area and replacement of the baseboard and any other damaged building components is recommended to be performed by a Qualified contractor.

## Recommendation

Contact the seller for more info



## 16.4.1 Plumbing Leaks - WMC

 Marginal Defect**SHOWERHEAD - LEAK FROM CONNECTION**

UPSTAIRS BATHROOM

A leak was present where the showerhead was attached to the water pipe. Repairs are recommended to be performed by a qualified professional as needed to correct the leak.

Recommendation

Contact a qualified handyman.



## 16.4.2 Plumbing Leaks - WMC

 Marginal Defect**TOILET - FLOOR DISCOLORATION**

HALF BATHROOM

Discoloration and/or staining was present on the flooring in the area of the referenced toilet(s). This is typically an indicator of a past or present leak from the wax ring area of the toilet. An invasive evaluation of the toilet's seal to the closet flange is recommended to be performed by a licensed plumber, with repairs made as needed. Hidden damage is always a possibility with a leaking wax ring.

Recommendation

Contact a qualified plumbing contractor.



## 16.6.1 Foundation - WMC

 Marginal Defect**FOUNDATION WALLS - MASONRY SEALANT PAINT INDICATIONS OF MOISTURE**

REAR RIGHT CORNER OF STRUCTURE

Discoloration, flaking paint, moisture stains, and/or other indications of moisture were present on the masonry sealant paint of the referenced foundation wall(s). This is an indicator that moisture is, or has been in contact with the foundation walls. These indications of moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies.

An evaluation by a foundation or grading contractor is recommended to determine the exact source of the evidence of moisture, with repairs made to prevent or manage future moisture infiltration as needed.

Recommendation

Contact a Qualified waterproofing contractor



## 17: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

### Information

| Exterior Walls - CSM: Crack(s) Present? | Exterior Wall | Interior Areas - CSM: Interior Indications of CSM's Present | Foundation          | Walls - CSM: Wall Crack(s) |
|-----------------------------------------|---------------|-------------------------------------------------------------|---------------------|----------------------------|
| Yes                                     |               | Cracking on Drywall                                         | Foundation Present? | Yes                        |

#### General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for "Cracking, Settlement, and Movement".

#### Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

**LMT** - Exterior hardscapes and atwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a Qualified contractor.

#### Exterior Walls - CSM: Cracks and Movement Information/Limitations

**LMT** - Wall cracks are reported on by their presence and visual condition as existing at the time of the inspection only. I can not render a professional opinion on a crack's severity, cause, whether it has been recently active, or if further movement may occur. This would require invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

Cracks on walls will be reported as Within Tolerances, Borderline, or Outside of Normal Tolerances as they appeared at the time of inspection.

"Within Tolerances" CSM's contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.



- "Borderline" CSM's contained a crack width greater than 1/8", some degree of lateral displacement, and/or contained tapering crack widths.
- "Outside of Normal Tolerances" CSM's contained a crack width of 1/4" or greater, contained visible lateral displacement, and/or contained other characteristics that typically warrant repairs/stabilization.

Although cracks may be listed as Within Tolerances, this observation only applies to their appearance at the time of the inspection. Furthermore, a crack designated as Within Tolerances may have been in the same condition for years with no activity or may be newly formed and still active. I recommend consulting with the seller(s) about the history, including recent activity, of any cracking present on the walls. Only a structural engineer can determine a crack's cause and actual severity, and they should be consulted to acquire more information regarding any referenced cracks.

Any references to cracks on walls below grade will need to be sealed at a minimum by a Qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

#### Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The doors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

#### Interior Areas - CSM: Indications of CSM Limitations

**LMT** - Interior indications of movement and/or settlement are limited to their visible condition as existing at the time of the inspection only. I can not render a professional opinion as to any CSM's severity, cause, current activity, or if further movement may occur, as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) regarding the home's history.

Indications of settlement will be reported as minor, moderate, or significant as they visually appeared at the time of inspection.

Although indications of CSM's may be listed as minor or moderate, this observation only applies to the visible appearance at the time of inspection. Furthermore, minor or moderate indications of CSM's may have been in the same condition for years with no activity or maybe still active. I recommend consulting with the seller(s) about the history, including recent activity, of any indications of movement or settlement. Only a structural engineer can offer an opinion on the cause and actual severity of CSM's and they should be consulted to acquire more information.

#### Foundation Walls - CSM: Foundation Wall Cracks Information

**LMT** - The foundation walls were inspected for cracking, settlement, and movement at visible portions, and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of the inspection only.

Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a cracks cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and have an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack, no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a Qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

#### Foundation Walls - CSM: CSM - Tolerances

**LMT** - Some degree of foundation wall cracking, settlement, or movement was found at this property.

Foundation wall CSM's are reported on by their presence and visual condition as existing at the time of inspection only. CSM's on foundation walls will be reported as within normal tolerances, borderline, or outside of normal tolerances as they appeared at the time of inspection.

- "Within Normal Tolerances" CSM's contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- "Borderline" CSM's contained a crack width greater than 1/8", some degree of lateral displacement, and/or contained tapering crack widths.
- "Outside of Normal Tolerances" CSM's contained a crack width of 1/4" or greater, contained visible lateral displacement, and/or contained other characteristics that typically warrant repairs/stabilization.

### Slabs (Garage & Basement) - CSM: Slab Cracking Information

**LMT** - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a Qualified contractor.

## Recommendations

### 17.2.1 Exterior Hardscapes & Flatwork - CSM

 Marginal Defect

#### CRACKING - MODERATE

DRIVEWAY @ LEFT SIDE OF STRUCTURE

Moderate settlement cracks were present on the referenced masonry surface. An evaluation of the cracking is recommended to be performed by a concrete contractor or other Qualified professional to see what repairs are warranted to prevent further cracking or movement. At a minimum, these cracks are recommended to be sealed to prevent further damage from freezing water in the winter months.

Recommendation

Contact a Qualified concrete contractor.



17.2.2 Exterior Hardscapes & Flatwork - CSM

 Significant Defect

**CRACKING - SIGNIFICANT**  
DRIVEWAY @ REAR OF STRUCTURE

Significant settlement cracks were present on the concrete surface. Repairs or replacement of the concrete along with repairs to the cause that allowed for the cracking is recommended to be performed as needed by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.



17.3.1 Exterior Walls - CSM

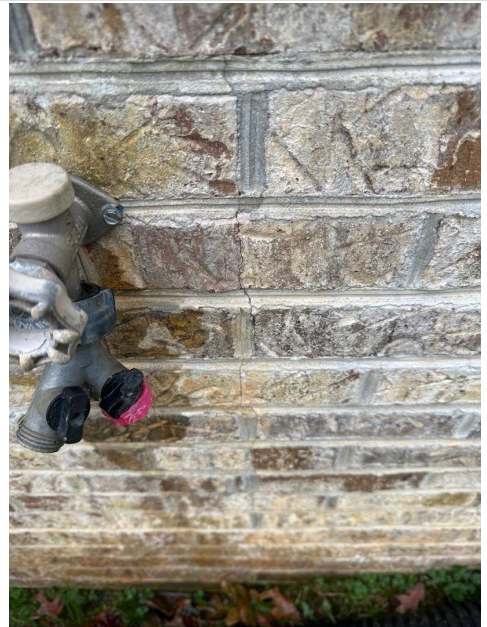
 Marginal Defect

**CRACKING - WITHIN TOLERANCES**  
RIGHT SIDE OF STRUCTURE

**LMT** - Cracking was present on the referenced wall(s), and the crack(s) appeared to be within normal tolerances at the time of inspection. \* Please read the information & limitations in regards to cracking above.

Recommendation

Contact a qualified professional.



17.4.1 Interior Areas - CSM

 Marginal Defect

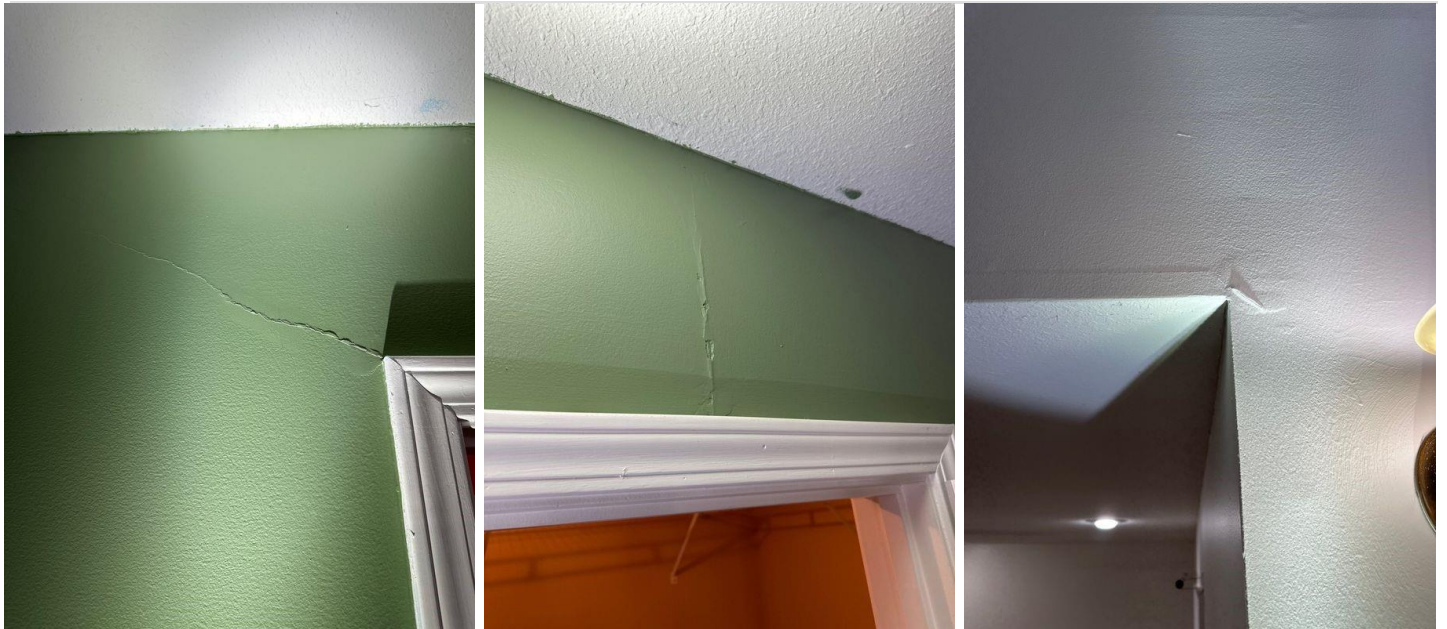
**WALLS - DRYWALL CRACKING (OVER INTERIOR DOORWAYS)**

MASTER BEDROOM, FOYER

Drywall cracking was present over the doorway(s) in/at the referenced area(s). Door openings are the weakest point in a wall and any movement of the door structure and its related supports will always present itself at these areas first. Diagonal cracking that is only an inch or two in length can be a minor concern related to typical settlement. However, cracking over multiple doorways or cracking that extends for several inches may represent excessive movement of the underlying door structure and foundation supports. An evaluation of the cracking and door structure with repairs made as needed is recommended to be performed by a Qualified contractor.

Recommendation

Contact a Qualified general contractor.



### 17.5.1 Foundation Walls - CSM

 Marginal Defect

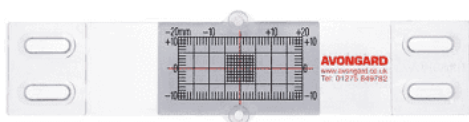
#### CRACKING - WITHIN NORMAL TOLERANCES

##### REAR OF STRUCTURE

Cracking was present on the referenced foundation wall(s) that was considered to be "within normal tolerances" at the time of inspection. Although the crack(s) contained no lateral displacement or an excessive crack width, determining the acceptability of any crack is beyond the scope of a home inspection.

It's highly recommended to have a Qualified professional install crack monitors at any locations on the foundation walls that are cracked, so the cracks can be monitored for further movement. <https://www.amazon.com/CRACKMON-4020A-Concrete-Adhesive-Included/dp/B0049MAVYU>

For more information on any crack(s), an evaluation is recommended to be performed by a structural engineer. \*Please read the information & limitations in regards to cracking above.



17.6.1 Slabs (Garage & Basement) - CSM

Minor Defect, Maintenance Item, or FYI Item

CRACKING - MINOR

BASEMENT

Minor cracking was present on the referenced concrete slab (<1/8 inch wide). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum to prevent water seepage from hydrostatic pressure.

Recommendation

Contact a Qualified professional.

17.7.1 Retaining Wall(s)

Marginal Defect

MINOR TO BORDERLINE CRACKING

Cracking was present on the retaining wall(s) that was considered to be "minor to borderline" at the time of inspection.

It's highly recommended to have a Qualified professional install crack monitors at any locations on the walls that are cracked so that the cracks can be monitored for further movement. <https://www.amazon.com/CRACKMON-4020A-Concrete-Adhesive-Included/dp/B0049MAVYU>

For more information on any crack(s), an evaluation is recommended to be performed by a structural engineer. \*Please read the information & limitations in regards to cracking above.

Recommendation

Contact a Qualified professional.



# 18: THERMAL IMAGING

## Information

Thermal Imaging Scan Type  
Limited Scan

Thermal Imaging Info - Limited Scan

**LMT** - An infrared camera was used for specific areas or to rule out or confirm presumed concerns, and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

#### Electrical Components: Infrared Information - Electrical Panel(s)

**LMT** - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed under the current loading conditions at the time of inspection unless otherwise noted in this report. The possibility exists that anomalies could become apparent under a heavier load (lived-in conditions).



## 19: ENVIRONMENTAL INFORMATION

### Information

Odors Present: Odor(s) Present in Fungal Growth: Fungal Growth the Home Present

No Discernible Odors

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home, I will include them in this section with recommendations made as needed. If no additional information is included in this report with respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice, reporting on the presence of mold is excluded from a home inspection. If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy. Still, these individual references should not be construed as an all-inclusive listing of areas of fungal growth present. Furthermore, the removal of personal belongings or any remodeling or repairs that occur in the future may reveal fungal growth or mold that was not visible at the time of inspection. If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.

Pest/Insect/Wildlife Concerns: WDI - Termite Information/Exclusions

EXCL - Inspecting for and reporting on the presence of WDI activity (wood destroying organisms), including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc., is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments in this report regarding any such activity were made as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.

Oven/Cooktop Turned O Yes

Photo of Oven/Cooktop in O Position

All GFCI Receptacles/Breakers Reset?  
Yes

20: FINAL

CHECKLIST



Information

Thermostat Initial Setting Heat, 60

Thermostat Setting After Testing Heat, 60 All Lights Turned O ? Yes

All Exterior Doors Locked? Yes

Photo of Supra/Lockbox When Leaving



Water Fixtures: Water Fixtures O

All water fixtures in the home were left in the o position after testing.

Dishwasher: Dishwasher Final Check

The dishwasher was turned o upon leaving, and the door preceding it was checked to ensure no leaking was present.



Photo Of Thermostat After Testing



## STANDARDS OF PRACTICE

### Inspection Information

#### Grounds

Per the Standards of Practice, the home inspector shall observe Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is not required to observe: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstruct access or visibility.



## Roof

Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials and Report the method used to observe the Roofing .

The home inspector is not required to: Walk on the Roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local Roofing company.

## Exterior

Per the Standards of Practice, the home inspector shall observe from ground level: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstruct access or visibility.

## Kitchen

Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing the heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, doors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

## Bathroom(s)

Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, doors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

## Interior Areas and Items

Per the Standards of Practice, the home inspector shall observe walls, ceilings, and doors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; replaces by examining the rebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and doors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas replaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

## Laundry

Per the Standards of Practice, the inspector will examine and report on the condition of the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, doors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the low end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

## Heating & Cooling Components

Per the Standards of Practice, the home inspector shall observe the permanently installed heating and cooling systems, including Heating and cooling equipment central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. The home inspector shall describe the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

#### Water Heater

Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

#### Plumbing

Per the Standards of Practice, the home inspector shall observe at visible portions: Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and crossconnections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. The home inspector shall describe Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### Electrical

Per the Standards of Practice, the home inspector shall observe Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. The home inspector shall describe Service amperage and voltage (if

known), Service entry conductor materials, Service type as being overhead or underground, and the location of main and distribution panels. The home inspector shall report on: the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

#### Attic, Roof Structure, & Ventilation

Per the Standards of Practice, the inspector will examine: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component, including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

#### Foundation Area

Per the Standards of practice, the inspector will examine and report on the condition of the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

#### Environmental Information

Items reported in this section are beyond the scope of a home inspection and were included as a courtesy for your information; these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by Qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.

#### Final Checklist

The final checklist documenting the property was left as it was found and was locked when complete.

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