

Insight Home Inspections

Property Inspection Report



123 Sample Report Drive, Moline, IL 61265
Inspection prepared for: Sample Report
Date of Inspection: 1/1/2019 Time: 8am
Age of Home: Built in 1835 Size: 3322 Finished Square Feet

Inspector: Brian Krantz
License # 450.011273
Phone: 309-558-8793 www.insighthomeinspectionsqc.com



As the prospective and eventual homeowner of this property it is your responsibility to understand and take action concerning this report and its findings.

This inspection is not all inclusive nor does it provide any warranty or guarantee.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee and is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is limited to observations of the visible and apparent condition of the structure, systems and its components. The inspection is also limited to the conditions on the inspection date and time. Therefore it is impossible to reveal every defect and deficiency that exists during the inspection.

A home inspection may not include all components and systems due to specialized designs or restricted access to components, systems or areas. For safety the home inspector may choose not to enter an area or test and inspect a component or system. These exclusions will be noted in the report. The inspection and report do not address codes, regulation compliance, or environmental hazards which include but are not limited to asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable material, environmental hazards, pest infestation, soil contamination, and other indoor and outdoor harmful substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

The inspection report provides information about the home that the home inspector believes to be of importance. This information allows you to formulate your own opinion of the dwelling and prioritize repairs accordingly. The inspection report is not designed to predict when components may become defective.

Please understand all comments, observations, and recommendations are the inspectors opinions. These opinions are formulated from the inspectors knowledge, industry standards, and best practices. Please know and understand others may disagree or have a different perspectives and opinions. Not all home inspectors and tradesmen agree on defects, installation methods, and the seriousness of defects and deficiencies.

The current owner of the dwelling is responsible to prepare the property for inspection. The home inspector is not responsible to prepare the dwelling for inspection or "go above and beyond the scope of inspection" to inspect any component or system. All reasonable attempts will be made to inspect all components, systems, and areas of the property included in the inspection.

The inspector is available to answer your questions and address your concerns. Please call (309-558-7893), text (309-558-8793), or email us at bkrantz.insighthi@gmail.com

Report Summary

As the prospective and eventual homeowner of this property it is your responsibility to understand and take action concerning this report and its findings.

The summary below contains key findings. These findings can be safety hazards, deficiencies requiring above average expenses to correct or items the inspector would like to bring your attention to. The summary and key findings are not a complete listing of all the findings of the inspection. You must read the entire report. Many other repair recommendations, maintenance opportunities and general information comments are in the body of the report. All repairs should be done by a licensed & bonded tradesman or qualified professional. It is recommended to obtain a copy of all receipts, warranties and permits for the work done if not done with in your total control.

The inspector is available to answer your questions and address your concerns. Please call (309-558-8793), text (309-558-8793) or email us at bkrantz.insighthi@gmail.com.

Exterior

Page 5 Item: 2	Exterior Cladding	REPAIR- Areas of siding observed missing. This may allow water to enter the building. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
Page 7 Item: 6	Exterior Doors	REPAIR - The back door was more than 12 inches off of the ground level and did not have steps at the exterior. This is less safe. Recommend contacting a reputable contractor to assess and repair as needed. REPAIR- The front storm door window and screen are loose and do not appear to be the proper size. Recommended contacting an appropriate reputable contractor to assess and repair as needed.
Page 9 Item: 10	Garage	REPAIR - The fire separation from garage to living space has been compromised. All walls, ceilings and ductwork in the garage shared with the living space should be of a continuous fire resistant material. Large openings should be covered with an appropriate fire resistant material. Holes, seams, and gaps should be filled with a fire resistant material such as drywall compound, fire resistant sealant or putty. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Roofing

Page 12 Item: 2	Flashings	REPAIR- Both masonry chimney flashings appear to be insufficient. This may lead to water entering the building resulting in damage to the structure and finishes as well as aid in the growth of mold. Recommend contacting a licensed roofing contractor to assess and repair as needed.
Page 13 Item: 3	Chimney(s)	REPAIR- Cracks observed in one or more chimney's crown. This may allow water to enter and damage the flue and chimney. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
Page 14 Item: 4	Gutters	REPAIR - The front gutter appears to be poorly installed. Improper drainage may lead to water collection and intrusion at the foundation. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Structure

Page 15 Item: 2	Foundation	REPAIR- Water/moisture intrusion observed. Water may damage building finishes and structural components as well as aid in the growth of mold. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
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Heating and Air Conditioning

Page 27 Item: 4	Heating & Cooling Distribution	REPAIR - Supply register observed in the garage. This is considered less safe. Fire and carbon monoxide could enter into the home through the duct work. Recommend contacting a reputable HVAC contractor to assess and repair as needed.
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Electrical

Page 28 Item: 4	Main Electric Panel	REPAIR- One or more wires in the panel were not terminated properly. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.
Page 29 Item: 5	Distribution Wiring	<p>REPAIR - Electrical box in the basement observed with no device to secure the wires where they enter box. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - Junction box in the basement were not properly covered. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - Electrical cables not protected inside conduit observed outside. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - Multiple extension cords located at the exterior rear of the property were in use or present but not in use. Recommend removing the cords that are not needed and properly wiring what is needed for added safety by a certified reputable electrical contractor.</p>
Page 30 Item: 6	Receptacles	<p>REPAIR - Multiple grounded (3 prong) receptacles read on the test meter to be not grounded. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - Damaged receptacle observed in SW bedroom. This is less safe. All electrical components should be undamaged and in proper working condition. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - The kitchen receptacle left of the refrigerator did not work. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - The sump pump and garage receptacles were not secured to the structure. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p>
Page 31 Item: 7	Switches, Lights & Ceiling Fans	<p>REPAIR - Multiple closet light fixtures were an exposed light bulb type. This is less safe. Recommend contacting a licensed electrical contractor to assess and repair as needed.</p> <p>REPAIR- The side door interior entry light fixture was not working. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - Basement switch located in the floor joists was not secured to the structure. This is an improper installation and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p>
Page 32 Item: 8	Carbon Monoxide & Smoke Detectors	<p>REPAIR - The number and location of smoke and carbon monoxide detectors was insufficient. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.</p> <p>REPAIR - One or more smoke detectors was 10 years or older. This is considered less safe. At 10 years the sensor may not be effective. All manufacturers of smoke alarms and the National Fire Protection Agency recommend replacing them at 10 years of service. Recommend contacting a certified electrical contractor to assess and repair as needed.</p>
Plumbing		
Page 33 Item: 3	Supply Branch Piping	REPAIR - Water supply branch pipe in the basement laundry area north wall observed leaking. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.
Page 34 Item: 5	Water Heater(s) Condition	REPAIR - The exhaust vents had an improper slope. This may affect the performance of the unit as well as allow carbon monoxide to back up into the home. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.

Page 38 Item: 9	Bathtubs	REPAIR - Loose plumbing observed (second floor tub spout, first floor tub spout and shower valve). This may allow the pipes to move and leak. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.
Page 39 Item: 11	Toilets	REPAIR - The second floor bathroom toilet was not secured tight to the floor. This is an increased chance for leaks. Leaks may lead to damage to the structure and finishes of the home as well aid in the possible growth of mold. Recommend contacting a licensed plumber to assess and repair as needed.
<i>Interior</i>		
Page 40 Item: 4	Windows	REPAIR - Fogging observed in the second floor east bedroom insulated window. Fogging occurs when the insulation seal is broken allowing the gas used for insulation to escape. The gas is replaced with air and moisture resulting in fogging and zero insulation value. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
Page 41 Item: 5	Stairways and Railings	REPAIR - The second floor guard rail was less than 36 inches in height. This is improper and less safe. Recommend contacting an appropriate and reputable contractor to assess and repair as needed.
Page 41 Item: 6	Interior Doors	REPAIR - The purple bedroom closet door was off track. This limits the use of the door as designed. Recommend contacting a reputable contractor to assess and repair as needed.
<i>Appliances</i>		
Page 45 Item: 5	Microwave	REPAIR - The light did not work when tested. It is beyond the scope of the inspection to determine the cause. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Exterior

1. Limitations of Exterior Inspection

The home inspection only includes one garage attached, detached or built in. Additional garages, sheds, out buildings, and separate structures are not included in the inspection and may not be inspected. The following items are not included in a home inspection: swimming pools, hot tubs, recreational facilities, water features, fire pits/places, and out door kitchens.

2. Exterior Cladding

Aluminum

REPAIR- Areas of siding observed missing. This may allow water to enter the building. Recommend contacting an appropriate reputable contractor to assess and repair as needed.





3. Driveway & Parking

Asphalt

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

INFORMATION: Cleaning the driveway on occasion and keeping it sealed are the best measures you can take to keep your driveway in good condition. Resealing the driveway every two years or more often with heavy traffic and harsh weather. Avoid using de-icing chemicals they can cause surface damage primarily scaling and spalling by forcing the thawing and refreezing of moisture.

4. Walkways

Concrete

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

MAINTENANCE - Typical cracking was observed. Further deterioration may occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the walkways.

5. Porch

Concrete

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



6. Exterior Doors

Fiberglass • Metal • Storm

.

REPAIR - The back door was more than 12 inches off of the ground level and did not have steps at the exterior. This is less safe. Recommend contacting a reputable contractor to assess and repair as needed.

REPAIR- The front storm door window and screen are loose and do not appear to be the proper size. Recommended contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR - The back door was more than 12 inches off of the ground level and did not have steps at the exterior. This is less safe. Recommend contacting a reputable contractor to assess and repair as needed.

7. Window & Door Trim

Aluminum • Wood

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

INFORMATION: Routine maintenance and resealing of the windows, door frames, and trim along with any needed painting will help resist deterioration, water intrusion, insect intrusion and reduce energy loss.

8. Eaves Soffits Fascia

Wood

.

INFORMATION: Wood fascia and soffits require routine maintenance. Painting and/or staining small chips and cracks along with filling holes and gaps routinely will help keep out water and insects reducing the chances for damage and rot to the fascia, soffits and interior structure. This may also prolong the time in between complete repaint and/or restaining of the exterior.

MAINTENANCE - Sections were in need of paint or stain. This is to protect the surface from the elements and reduce the chances for deterioration damage. Recommend painting/staining upon possession of the home.



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9. Grading & Drainage

INFORMATION: Keeping the surface grade sloped away from the house dropping at least six inches every ten feet will help prevent water intrusion into the foundation. When dirt is disturbed (construction, landscaping) it will settle. Routine checks and regrades will help shed water away from the home.

10. Garage

2 Car Attached • Overhead Doors: Metal

RECOMMENDATION - The garage man door was not equipped with auto close hinges or mechanism. An auto close mechanism will close the door softly and in the event of a fire help contain the fire in the garage. Recommend installing an auto close mechanism for added safety upon possession of the home.

REPAIR - The fire separation from garage to living space has been compromised. All walls, ceilings and ductwork in the garage shared with the living space should be of a continuous fire resistant material. Large openings should be covered with an appropriate fire resistant material. Holes, seams, and gaps should be filled with a fire resistant material such as drywall compound, fire resistant sealant or putty. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR - The fire separation from garage to living space has been compromised. All walls, ceilings and ductwork in the garage shared with the living space should be of a continuous fire resistant material. Large openings should be covered with an appropriate fire resistant material. Holes, seams, and gaps should be filled with a fire resistant material such as drywall compound, fire resistant sealant or putty. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Roofing

1. Roof Surface

Roof Style: Gable • Normal and Low Slopes • Material: Laminated Architectural Shingles • Material: Roll Roofing • Layers: 1 • Inspection Method: Walked Surface

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

An annual roof inspection and maintenance by a licensed roofing contractor is recommended to help keep the roof surface clean and in good condition. Maintenance should include, cleaning of the roof surface and gutters, visual check for damage, deterioration, leaks, sealing and resealing of flashings.

MAINTENANCE - One or more tree's branches were touching the roof surface. This may wear down the roof surface as well as trap moisture allowing it to seep into the structure resulting in damage to the structure as well as encourage mold growth. Recommend trimming the branches back off of the roof by a qualified professional.







2. Flashings

Chimney • **Drip Edge** • Plumbing Stack • Ridge • Roof to Wall • Roof Vent • **Valley**

REPAIR- Both masonry chimney flashings appear to be insufficient. This may lead to water entering the building resulting in damage to the structure and finishes as well as aid in the growth of mold. Recommend contacting a licensed roofing contractor to assess and repair as needed.



REPAIR- The chimney flashing appears to be insufficient. This may lead to water entering the building resulting in damage to the structure and finishes as well as aid in the growth of mold. Recommend contacting a licensed roofing contractor to assess and repair as needed.



All roof vents and flashing appear in good condition.



Plumbing stack and flashing appear in good condition.



REPAIR- The chimney flashing appears to be insufficient. This may lead to water entering the building resulting in damage to the structure and finishes as well as aid in the growth of mold. Recommend contacting a licensed roofing contractor to assess and repair as needed.



Plumbing stack and flashing appear in good condition.



Chimney flashing appears in good condition.

3. Chimney(s)

Masonry with clay liner • Metal

REPAIR- Cracks observed in one or more chimney's crown. This may allow water to enter and damage the flue and chimney. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR- Cracks observed in one or more chimney's crown. This may allow water to enter and damage the flue and chimney. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



4. Gutters

Aluminum

MAINTENANCE - To maintain a properly working roof drainage system the gutters need to be cleaned. Build up of debris in the gutters restricts water flow causing water to run over. Improper drainage may lead to water collection and intrusion at the foundation. Recommend cleaning the gutters upon possession of the home.

REPAIR - The front gutter appears to be poorly installed. Improper drainage may lead to water collection and intrusion at the foundation. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR - The front gutter appears to be poorly installed. Improper drainage may lead to water collection and intrusion at the foundation. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Structure

1. Limitations of Structure Inspection

Full inspection of structural components is not possible when concealed by finishes, storage and personal items or when access is limited. Attic and crawl space structure inspection is limited to the access location only when access is restricted, it is deemed unsafe to proceed or damage may be caused by proceeding. This inspection does not include load (weight bearing) calculations, engineering or architectural analysis.

2. Foundation

Basement - Masonry Block and Stone

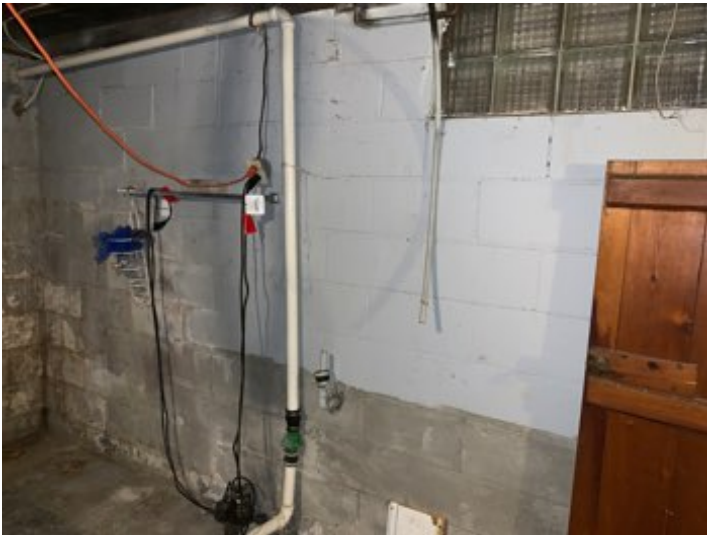
REPAIR- Water/moisture intrusion observed. Water may damage building finishes and structural components as well as aid in the growth of mold. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



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REPAIR- Water/moisture intrusion observed. Water may damage building finishes and structural components as well as aid in the growth of mold. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

3. Foundation Floor

Concrete slab
.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Columns and Beams

Wood Beam(s) • Steel Column(s) • Wood Column(s)
.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Floor Structure

Wood Joists • Wood Plank Sub Floor
.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

6. Wall Structure

Wood frame
.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

7. Roof Structure

Access was limited • Roof framing system • Rafters • Plywood sheathing • Wood plank sheathing
.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.







Heating and Air Conditioning

1. Limitations of Heating and Air Conditioning Inspection

Full inspection of HVAC components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces HVAC inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: humidifiers, dehumidifiers, electronic filters, window mounted air conditioning units, interiors of chimneys and flues, and oil tanks.

2. Heating System

Carrier brand - gas fueled - forced air - both units • High Efficient - basement unit • Medium Efficient - garage unit • Age: 16 Years - both units • Input Size: 80,000 and 88,000 BTUs • Safety service switches present • Thermostats - Programmable Digital

Both units appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

INFORMATION - Indications of a condensation leak observed in the basement furnace cabinet. It could not be determined if this an active or a corrected leak. Recommend contacting a reputable HVAC contractor to assess and repair as needed

The room temperature measured 72.6 degrees Fahrenheit. The supply (garage unit) air temperature measured 117.7 degrees Fahrenheit. This is a 45.1 degree difference. The typical temperature differential split between furnace and return air is 30-70 degrees Fahrenheit.

The room temperature measured 71.8 degrees Fahrenheit. The supply (basement unit) air temperature measured 103.7 degrees Fahrenheit. This is a 31.9 degree difference. The typical temperature differential split between furnace and return air is 30-70 degrees Fahrenheit.

The data plate serial number: 3003A14936 on the Carrier brand furnace reads the unit was manufactured in the 30th week, 2003.

The data plate serial number: 3103A30794 on the Carrier brand furnace reads the unit was manufactured in the 31st week, 2003.

Annual maintenance by a qualified HVAC technician is recommended to ensure the safe operation of the furnace as well as help prolong the life of the unit. The life expectancy of a furnace is up to 30 years.

DISCLAIMER- The heat exchangers were not accessible or access was limited. This component is not inspected.



Carrier brand high efficient furnace.



Interior of furnace cabinet: no deficiencies observed.



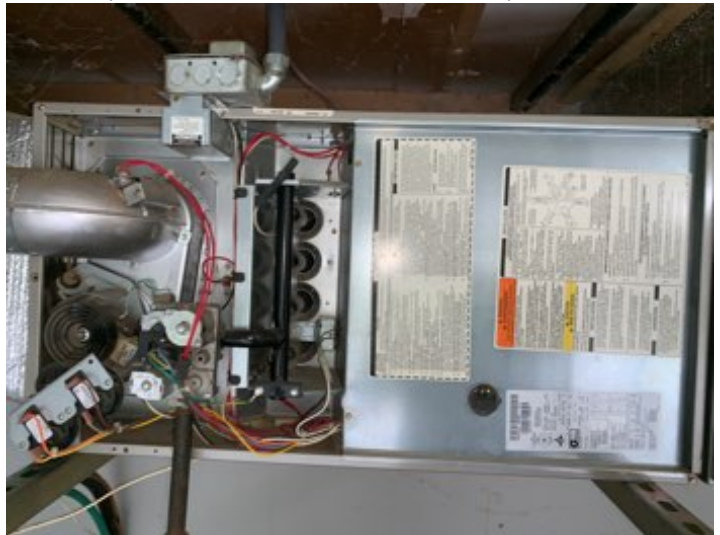
Furnace data plate with information and specifications.



INFORMATION - Indications of a condensation leak observed. It could not be determined if this is an active or a corrected leak. Recommend contacting a reputable HVAC contractor to assess and repair as needed



Carrier brand medium efficient furnace



Interior of furnace cabinet: no deficiencies observed.



Furnace data plate with information and specifications.



Flames burn bright blue indicating proper fuel combustion (garage unit).



Room temperature at the time of garage unit inspection.



Supply air temperature from furnace.



Flames burn bright blue indicating proper fuel combustion (basement unit).



Room temperature at the time of basement unit inspection.



Supply air temperature from basement furnace.

3. Cooling System

Payne and Amana brand air cooled central air conditioners • Age: 8 (Payne) and 25 (Amana) Years • Cooling Capacity: 2 Tons - both units

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

MAINTENANCE - The exterior coil was dirty and needs cleaned. Keeping the coil clean will help with efficiency and help prevent premature failure. Recommend cleaning the coil upon possession of the home and annually thereafter.

The room temperature (Amana unit) measured 71.5 degrees Fahrenheit. The supply air temperature measured 57.5 degrees Fahrenheit. This is a 14.0 degree difference. The typical temperature differential split between cooling supply and return air is 14 - 20 degrees Fahrenheit.

The room temperature (Payne) measured 73.7 degrees Fahrenheit. The supply (from **A/C**) air temperature measured 54.7 degrees Fahrenheit. This is a 19.0 degree difference. The typical temperature differential split between cooling supply and return air is 14 - 20 degrees Fahrenheit.

The data plate serial number: 2311A27511 on the Payne brand central A/C reads the unit was manufactured in the 23rd week, 2011.

The data plate serial number: 940126682 on the Amana brand central A/C reads the unit was manufactured in January, 1994.



Payne brand central A/C unit.



A/C data plate with information and specifications



Amana brand central A/C unit.



Amana brand central A/C unit.



MAINTENANCE - The exterior coil was dirty and needs cleaned. Keeping the coil clean will help with efficiency and help prevent premature failure. Recommend cleaning the coil upon possession of the home and annually thereafter.



Room temperature at the time of the Amana A/C inspection



Supply air temperature from Amana A/C unit



Room temperature at the time of Payne A/C inspection



Supply air temperature from Payne A/C unit

4. Heating & Cooling Distribution

Sheet metal ductwork

REPAIR - Supply register observed in the garage. This is considered less safe. Fire and carbon monoxide could enter into the home through the duct work. Recommend contacting a reputable HVAC contractor to assess and repair as needed.



REPAIR - Supply register observed in the garage. This is considered less safe. Fire and carbon monoxide could enter into the home through the duct work. Recommend contacting a reputable HVAC contractor to assess and repair as needed.

5. Other Components

Humidifier

INFORMATION - Humidifiers require routine annual service prior to each heating season. This should be part of annual/seasonal HVAC service contract. If not serviced bacteria can grow and be introduced into the home through the humidifier and ductwork.



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Electrical

1. Limitations of Electrical Inspection

Full inspection of electrical components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces electrical inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: back up generators, security systems, home theater systems, and landscape lighting.

2. Service Drop & Rating

Underground Aluminum • Service Rating: 100 Amps

3. Service Grounding & Bonding

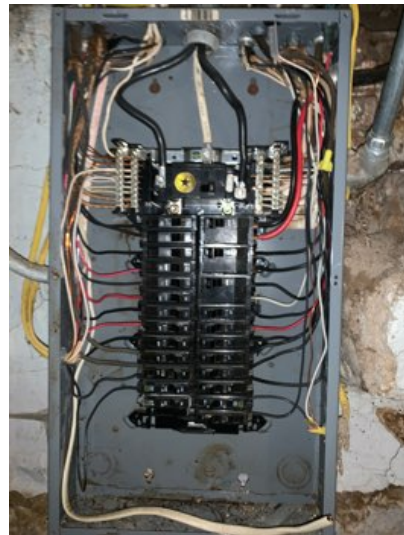
Visible Ground Connection: Ground Rod

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Main Electric Panel

Manufacturer: Square D • Circuit Breakers • Location: Basement

REPAIR- One or more wires in the panel were not terminated properly. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.



REPAIR- One or more wires in the panel were not terminated properly. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

Left side breakers and neutral bus bar: no deficiencies observed.



Right side breakers and neutral bus bar: no deficiencies observed.

5. Distribution Wiring

Visible Wiring Type • Non-Metallic Sheathed Cable with Ground • Non-Metallic Sheathed Cable with out Ground

REPAIR - Electrical box in the basement observed with no device to secure the wires where they enter box. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - Junction box in the basement were not properly covered. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - Electrical cables not protected inside conduit observed outside. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - Multiple extension cords located at the exterior rear of the property were in use or present but not in use. Recommend removing the cords that are not needed and properly wiring what is needed for added safety by a certified reputable electrical contractor.



REPAIR - Junction box in the basement were not properly covered. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

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REPAIR - Electrical cables not protected inside conduit observed outside. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

6. Receptacles

Grounded (3 prong) • Ungrounded (2 prong) • Ground Fault Circuit Interrupter (GFCI button breaker) • 220v/250v Receptacle (dedicated circuit)

RECOMMENDATION - Not all garage electrical receptacles were ground fault protected (GFCI device). For additional safety it is recommended to contact a certified electrical contractor to add GFCI protection upon possession of the home.

REPAIR - Multiple grounded (3 prong) receptacles read on the test meter to be not grounded. This is improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - Damaged receptacle observed in SW bedroom. This is less safe. All electrical components should be undamaged and in proper working condition. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - The kitchen receptacle left of the refrigerator did not work. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - The sump pump and garage receptacles were not secured to the structure. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.



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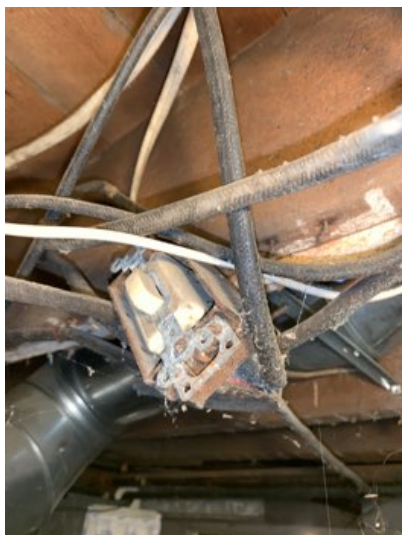
REPAIR - The garage receptacle was not secured to the structure. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

7. Switches, Lights & Ceiling Fans

REPAIR - Multiple closet light fixtures were an exposed light bulb type. This is less safe. Recommend contacting a licensed electrical contractor to assess and repair as needed.

REPAIR- The side door interior entry light fixture was not working. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - Basement switch located in the floor joists was not secured to the structure. This is an improper installation and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.



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REPAIR- The side door interior entry light fixture was not working. Recommend contacting a certified electrical contractor to assess and repair as needed.

8. Carbon Monoxide & Smoke Detectors

REPAIR - The number and location of smoke and carbon monoxide detectors was insufficient. This is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR - One or more smoke detectors was 10 years or older. This is considered less safe. At 10 years the sensor may not be effective. All manufacturers of smoke alarms and the National Fire Protection Agency recommend replacing them at 10 years of service. Recommend contacting a certified electrical contractor to assess and repair as needed.

Plumbing

1. Limitations of Plumbing Inspection

Full inspection of plumbing components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces plumbing inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: water conditioning systems, well water supply and components, water quality, septic systems, and cisterns. Water and gas valves are not exercised for safety and to reduce the chances of damage.

2. Water Supply

Public Municipal Water Supply • Visible Supply Pipe • Copper • Location • Basement

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Water supply and whole house shut off valve.

3. Supply Branch Piping

Visible Water Supply Pipes • Copper • Pex

REPAIR - Water supply branch pipe in the basement laundry area north wall observed leaking. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



REPAIR - Water supply branch pipe in the basement laundry area north wall observed leaking. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.

4. Waste Drain & Vent

Private Septic System • Visible Waste Piping • PVC • Copper

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Water Heater(s) Condition

Manufacturer: RUUD- Gas • Age: 11 Years - both units • Capacity: 40 Gallons

The data plate serial number: RULN0508401391 on the RUUD water heater reads the unit was manufactured in May, 2008.

The data plate serial number: RULN0508401395 on the RUUD water heater reads the unit was manufactured in May, 2008.

Note: The typical life expectancy of a water heater is 8-12 years although they can last longer. Factors involved include water quality and water temperature in the tank.

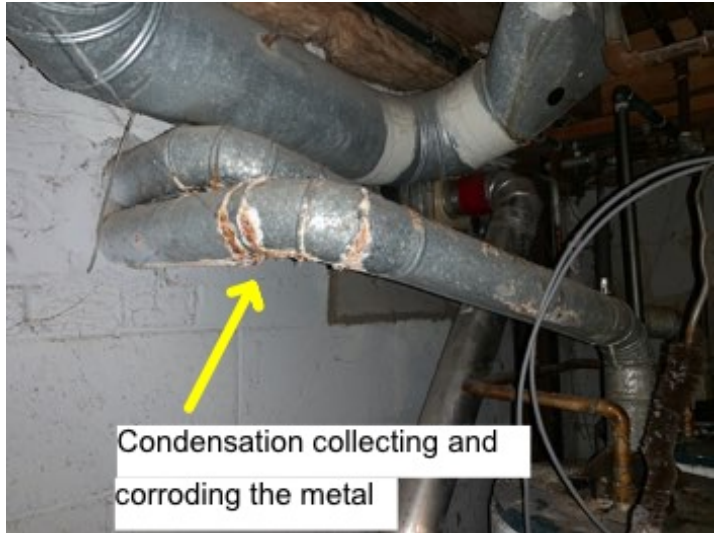
RECOMMENDATION - The hot water temperature was above 125 degrees Fahrenheit. Hot water temperatures of more than 124 degrees Fahrenheit can scald a person in a relatively short time. Recommend setting the hot water temperature in the range of 120 to 124 degrees Fahrenheit.

The units were functional with no significant damage or deterioration observed during the inspection with the follow deficiency needing correction.

REPAIR - The exhaust vents had an improper slope. This may affect the performance of the unit as well as allow carbon monoxide to back up into the home. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



RUUD brand water heaters



Condensation collecting and
corroding the metal

REPAIR - The exhaust vents had an improper slope. This may affect the performance of the unit as well as allow carbon monoxide to back up into the home. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



Tops of water heaters: no leaks, corrosion or damage observed



Bases of water heaters: no leaks, corrosion or damage observed



Water heater data plate with information and specifications



Water heater data plate with information and specifications



Hot water temp taken at the kitchen sink

6. Sinks Faucets & Drains

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



2nd floor bathroom sink: no leaks observed



Under 2nd floor bathroom sink: no leaks observed



2nd floor half bathroom sink: no leaks observed



Under 2nd floor half bathroom sink: no leaks observed



Kitchen sink: no leaks observed



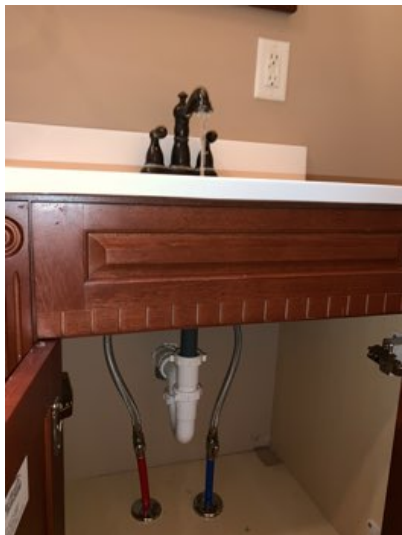
Under kitchen sink: no leaks observed



1st floor bathroom sink left: no leaks observed



Under 1st floor bathroom sink left: no leaks observed



1st floor bathroom sink right: no leaks observed



Under 1st floor bathroom sink right: no leaks observed

7. Exterior Water Spigot(s)

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

8. Pump(s)

Sump Pump

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

RECOMMENDATION - The sump pump was not equipped with a battery back up system. A battery back up system supplies the pump with electricity when the power company's electricity is interrupted keeping the pump on when needed. Recommend purchasing a battery back up upon possession of the home.



RECOMMENDATION - The sump pump was not equipped with a battery back up system. A battery back up system supplies the pump with electricity when the power company's electricity is interrupted keeping the pump on when needed. Recommend purchasing a battery back up upon possession of the home.

9. Bathtubs

2nd floor bathroom: jetted

REPAIR - Loose plumbing observed (second floor tub spout, first floor tub spout and shower valve). This may allow the pipes to move and leak. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



REPAIR - Loose plumbing observed (second floor tub spout). This may allow the pipes to move and leak. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



REPAIR - Loose plumbing observed (first floor tub spout and shower valve). This may allow the pipes to move and leak. Water leaks may lead to damage to the structure and finishes of the home as well aid in the growth of mold. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



2nd floor bathroom tub

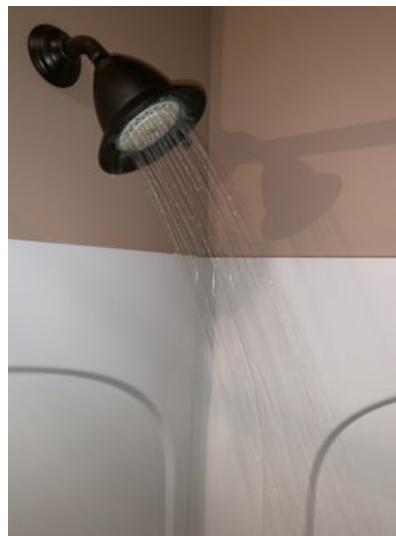
10. Showers

1st floor bathroom: acrylic

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



2nd floor bathroom shower



1st floor bathroom shower

11. Toilets

REPAIR - The second floor bathroom toilet was not secured tight to the floor. This is an increased chance for leaks. Leaks may lead to damage to the structure and finishes of the home as well aid in the possible growth of mold. Recommend contacting a licensed plumber to assess and repair as needed.

12. Utility Fuel Supply & Branch Piping

Natural Gas • Meter Location • Exterior Front • Visible Branch Piping • Black steel- schedule 40 • Galvanized steel

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Gas supply, meter, and whole house shut off valve.

Interior

1. Limitations of Interiors Inspection

The following items are not inspected: window treatments, central vacuum systems, household appliances, and finishing treatments. Cosmetic defects are not reported. Storage, appliances, furniture, personal and household items are not moved to permit inspection.

2. Walls and Ceilings

Drywall • Plaster

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

INFORMATION- Cosmetic common cracks and typical flaws observed. These have no effect on the structural integrity of the home. If you desire a better finish it is recommended to contact an appropriate reputable contractor to assess and repair as needed.

3. Floor Surfaces

Carpet • Ceramic/Porcelain Tile • Hardwood

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Windows

Wood- single pane • Storms • Vinyl- double pane • Crank- double pane

REPAIR - Fogging observed in the second floor east bedroom insulated window. Fogging occurs when the insulation seal is broken allowing the gas used for insulation to escape. The gas is replaced with air and moisture resulting in fogging and zero insulation value. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR - Fogging observed in the second floor east bedroom insulated window. Fogging occurs when the insulation seal is broken allowing the gas used for insulation to escape. The gas is replaced with air and moisture resulting in fogging and zero insulation value. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

5. Stairways and Railings

REPAIR - The second floor guard rail was less than 36 inches in height. This is improper and less safe. Recommend contacting an appropriate and reputable contractor to assess and repair as needed.



6. Interior Doors

REPAIR - The purple bedroom closet door was off track. This limits the use of the door as designed. Recommend contacting a reputable contractor to assess and repair as needed.



REPAIR - The purple bedroom closet door was off track. This limits the use of the door as designed. Recommend contacting a reputable contractor to assess and repair as needed.

7. Cabinets/CounterTops

Kitchen Cabinets: Wood • Kitchen Counter Top: Laminate

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Insulation

1. Insulation and Ventilation

Attic Insulation • Blown in **cellulose** • Insulation Depth: 10 inches or more • Attic Ventilation • Passive ventilation • Roof top

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

DISCLAIMER- Insulation type and levels in concealed areas are difficult to inspect and not within the scope of the inspection.





Appliances

1. Limitations of Appliances Inspection

Appliances are tested and checked for function not performance.

2. Dishwasher

Bosch brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



3. Ranges, Ovens, Cooktops

Whirlpool brand range- gas

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



All cooktop burners ignite and appear functional.



Broil burner

4. Hood/Exhaust Fan

Allure brand

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



5. Microwave

Whirlpool brand

.

REPAIR - The light did not work when tested. It is beyond the scope of the inspection to determine the cause. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



6. Refrigerator

Samsung brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



7. Clothes Washer

Whirlpool brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



8. Clothes Dryer

Whirlpool brand- electric

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



END OF REPORT

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.