

Home Inspection Report

Inspection Date: 10/29/2015



123 Any Street
Any Town, IL 99999

Prepared for: Mr & Mrs Client

Inspected by: John Cheney, ACI

Pristine
Inspections & Testing



CERTIFIED
INSPECTOR
3912 Trailway Dr.
Champaign, IL 61822
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Repairs Recommended Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Acceptance of this inspection report shall constitute agreement with all the terms of the Inspection Agreement, regardless of whether the Agreement is signed. The Agreement is included at the end of the report and is located on the internet at www.PristineHomeInspections.com

Lots and Grounds

1. **Driveway:** Concrete - Settling has occurred on the driveway causing trip hazards. Repairs are recommended to provide proper drainage, as well as eliminate unsafe trip hazards.



Exterior Surface and Components

2. **House & Garage Exterior Surface Type:** Vinyl Siding - Small holes have been drilled in the siding on the east side of the garage. Sealing these holes is recommended.



3. **Exterior Electric Outlets:** GFCI Outlets - GFCI outlet by the front door will not trip off when tested. This usually means that the outlet is no longer functional. A replacement GFCI outlet is needed to correct this safety hazard. GFCI outlets should be tested every month and have a life expectancy of 10 years.
4. **Hose Faucets:** Tested - Active dripping observed at the faucet in the front of the house. Repairs are recommended to correct this deficiency.



Roof

5. **Gutter Downspout Extension:** Metal - Longer downspout extensions are recommended. Extensions should extend 4-6 feet beyond the foundation perimeter to help divert the water away from the house. Adding the extensions should help with a current water problem or prevent water problems from occurring.

Electrical

6. **Ground:** Appears to Extend Down from the Meter Base - Bonding wire not attached at this time. The bonding wire from the neutral buss bar has been run but not attached. Repairs are recommended by a qualified electrician.



Repairs Recommended Summary (Continued)

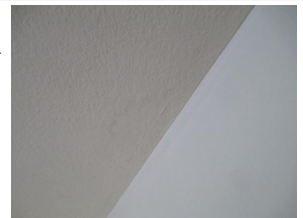
Plumbing

7. **Gas Service Lines:** Black Iron, Flex Gas Line (CSST-Corrugated Stainless Steel Tubing) - Gas line may not be large enough for the number of appliances, water heater and fireplace, it is supplying. The gas line shall provide sufficient gas to meet the maximum demand of the gas equipment. Sizing is based on the BTU's of the units and the length of the pipe transporting the gas. Piping must be sized to supply enough fuel for all appliances to operate at the same time.



Bedroom

8. **Master Bedroom Ceiling:** Drywall - Dry water stains were observed. Stains must be sealed with a primer/sealer before applying a finish coat of paint. If the sealer is not applied, the stain will bleed through any new coats of paint. Repairs are recommended to correct this condition.



Crawl Space

9. **Crawl Space Moisture:** Present - Moisture present around the perimeter. Extending downspouts away from the house may help correct this issue. Also, if the plastic vapor barrier goes up the wall a couple of inches, the moisture would go under the plastic instead of on top. Once under the plastic, it will soak into the pea gravel.

A gap noted around the main sanitary line as it exits the structure. It appears that ground water may be entering the crawl space in this area as well. This should be sealed to eliminate the possibility of water penetration.



10. **Crawl Space Insulation:** Batt - Fallen insulation was noted. Repairs are recommended to properly secure the insulation in place.



Interior

11. **Carbon Monoxide Detector(s):** None Observed - No carbon monoxide (CO) detector was observed in this dwelling today. Operational CO detectors are required to be installed in residential dwellings within 15 feet of any sleeping rooms. The State of Illinois enacted this law January 1, 2007, so if such device is not currently

Repairs Recommended Summary (Continued)

Carbon Monoxide Detector(s): (continued)

installed, one must be installed as soon as possible in order to conform to this safety requirement. A digital indicating, direct plug-in type unit provides very good protection from CO poisoning.

Test all carbon monoxide detectors monthly, replace the battery at least once per year, and install brand new detectors every 5 years.

Upgrade Recommended Summary

Electrical

1. **Garage Electric Panel AFCI Upgrade:** Branch/feeder AFCI breakers observed which were the original type of AFCI, but can no longer (since 2008) be used and have been replaced with "combination" AFCI's. The newer combination type AFCI breakers provide protection from parallel arc-faults in house wiring and low level series arc-faults that can occur in cords and inside appliance equipment. This "combination" method of protection is superior to the older branch/feeder type breakers which generally only offer protection from parallel arc-faults (which are very uncommon). Most areas do not require AFCI protection and the current breakers are functioning properly, but if you desire the additional protection, upgrading is recommended.

Plumbing

2. **Gas Service Line Upgrade:** Flex gas line is not bonded. Proper bonding and grounding will reduce the risk of damage and fire from a lightning strike. Lightning is a highly destructive force. Even a nearby lightning strike that does not strike a structure directly can cause all electrically conductive systems in the structure to become energized. If these systems are not adequately bonded, the difference in electrical potential between the systems may cause the charge to arc from one system to another. Arcing can cause damage to CSST. Direct bonding and grounding will reduce the risk of arcing and related damage over a non direct bonded system. When this product first came out, bonding was not required but after incidents of lightning strikes, bonding was added as a requirement. Repairs by a qualified electrician is recommended as a safety precaution.

Maintenance Summary

Heating System

1. **Laundry Room Heating System Filter Location:** Above the Furnace Disposable Filter 16x20x1 - Improper filter installation noted. The filter should be installed with the arrow imprinted on the filter pointing towards the furnace. When a new filter is installed this should be corrected.

Check the filter monthly and anticipate changing it every 2-3 months. For the best results, you can use the pleated filters when using the air conditioning and the mesh filters during the heating season. This method optimizes the ability of the furnace to get air flow while heating keeping the heat exchanger from overheating thus prolonging its life.

Crawl Space

2. **. Crawl Space Ventilation:** Observed - Recommend closing the crawl space vents. The new theory is to treat the crawl space as conditioned space by sealing the exterior.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional at the time of the inspection.
R	Repairs Recommended	Item is in need of repairs at this time.
U	Upgrade Recommended	Item is recommended for upgrading for safety or other reasons. These items were probably not required when the structure was built.
M	Maintenance	Item is usually something that requires regular attention to maintain the house.
NP	Not Present	Item not present or not found.
NV	Not Visible	Item was not visible at the time of the inspection.
NT	Not Tested	Due to conditions beyond our control, this item/area was not tested. Reasons may be due to: storage, weather, item not completely installed, utilities not turned on, pilot light not lit, or the item may fall outside the scope of the inspection, etc.

General Information

Property Address 123 Any Street
City Any Town State IL Zip 99999

Contact Name Client's Agent

Client Information

Client Name Mr & Mrs Client

Inspection Company

Inspector Name John Cheney
Company Name Pristine Inspections & Testing, Inc.
Address 3912 Trailway Dr.
City Champaign State IL Zip 61822
Phone 217-352-3743 Fax 217-402-9851
E-Mail Inspectors@PristineHI.com Entity License # 451000932

Signature 

Inspected By John Cheney, ACI
License # 4500001239, Expires 11/30/2016
Additional Inspectors: John Mielke
License # 4500011416, Expires 11/30/2016

File Number 10044
Inspection Fee \$315.00
Payment Method Credit Card Online

Conditions

Others Present Client 100%, Client's Agent 100%
Estimated Year Built 2009 Estimated Age 6 Years Entrance Faces North Property Occupied Yes
Inspection Date 10/29/2015
Start Time 12:30 pm End Time 2:05 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable

General Information (Continued)

Water On Yes No Not Applicable
 Temperature 46 degrees F
 Weather Cloudy Soil Conditions Damp
 Space Below Grade Crawl Space
 Building Type Ranch Garage Attached
 Sewage Disposal Municipal How Verified Visual Inspection
 Water Source Municipal How Verified Visual Inspection
 Additions/Modifications N/A

Lots and Grounds

F R U M NP NV NT

1. **Driveway:** Concrete - Settling has occurred on the driveway causing trip hazards. Repairs are recommended to provide proper drainage, as well as eliminate unsafe trip hazards.



2. **Walks:** Concrete
 3. **Porch:** Concrete
 4. **Patio:** Concrete
 5. **Grading:** Flat
 6. **Vegetation:** Grass, Shrubs, Trees
 7. **Window Wells:** Metal Wells
 8. **Basement Stair Drain:** No
 9. **Exterior Surface Drain:** No
 10. **Lawn Sprinkler:** No

Exterior Surface and Components

Make sure all garden hoses are disconnected from exterior hose faucets prior to freezing weather. Failure to remove the hose can result in the water lines inside the structure to burst and cause a flood condition.

F R U M NP NV NT


House & Garage Exterior Surface

1. **Type:** Vinyl Siding - Small holes have been drilled in the siding on the east side of the garage. Sealing these holes is recommended.



2. **Trim:** Metal, Wood, Vinyl
 3. **Fascia:** Metal

Exterior Surface and Components (Continued)

- 4. **Soffits:** Vinyl
 - 5. **Door Bell:** Hard Wired System
 - 6. **Exterior Lighting:** Pole & Surface Mounted - Pole light appears to be activated by a photocell type switch. Due to this, I was unable to test the light for operation during this inspection.
 - 7. **Exterior Electric Outlets:** GFCI Outlets - GFCI outlet by the front door will not trip off when tested. This usually means that the outlet is no longer functional. A replacement GFCI outlet is needed to correct this safety hazard. GFCI outlets should be tested every month and have a life expectancy of 10 years.
 - 8. **Exterior Hose Faucets:** Yes
 - 9. **Hose Faucets:** Tested - Active dripping observed at the faucet in the front of the house. Repairs are recommended to correct this deficiency.
- 
- 10. **Gas Meter:** East Side Of Structure
 - 11. **Main Gas Valve:** At The Gas Meter

Roof

The roof is not a shingle by shingle inspection, rather an overview of the overall roof condition.

F R U M NP NV NT

Condo & Garage Roof Surface

- 1. **Method of Inspection:** Walked A Portion Of The Roof Surface
- 2. **Unable to Completely Inspect:**
- 3. **Material:** Composition Shingles
- 4. **Type:** Gable/1 Layer
- 5. **Approximate Age:** 6 Years
- 6. **Flashing:** Metal, Neoprene
- 7. **Valleys:** Cut Shingles (closed valley)
- 8. **Skylights:** Not Present
- 9. **Plumbing Vents:** PVC
- 10. **Gutters:** Metal
- 11. **Downspouts:** Metal
- 12. **Gutter Downspout Extension:** Metal - Longer downspout extensions are recommended. Extensions should extend 4-6 feet beyond the foundation perimeter to help divert the water away from the house. Adding the extensions should help with a current water problem or prevent water problems from occurring.

Air Conditioning

F R U M NP NV NT

East AC System

1. **Operation:** Too Cool To Test - To avoid possible compressor damage due to outside temperature below 60 degrees in the past 24 hours, the unit was not tested.
2. **Exterior Unit:** Carrier - The exterior unit is tilted, but not enough that requires repairs to level it. A level unit reduces bearing strain on the compressor/condenser and ensures maximum operational efficiency of the A/C system.
3. **Type:** Central A/C **Capacity:** 3 Ton
4. **Area Served:** Entire House **Approximate Age:** 9 Years
5. **Fuel Type:** 240 **Temperature Differential:** N/A
6. **External Condensor Unit:** Appears Functional
7. **Refrigerant Lines:** Appear Functional
8. **Electrical Disconnect:** Breaker Disconnect
9. **Condensate Removal:** PVC to Floor Drain

Garage/Carport

F R U M NP NV NT

Attached Garage

1. **Location:** Front Of House **Car Spaces:** 2
2. **Exterior Side Door:** Metal
3. **Overhead Garage Doors:** Metal/Glass
4. **Number of Overhead Doors:** 1 2 3 More than 3 None
5. **Door Operation:** Mechanized

Overhead Garage Door Opener

6. **Manufacturer:** Linear
7. **Door Opener Safety Systems:** Elec. Eyes Pressure None
8. Due to storage in the garage, the comments reflect only the visible portion of the items below.

Attached Garage Interior

9. **Walls:** Drywall
10. **Ceiling:** Drywall
11. **Floor/Foundation:** Concrete
12. **Floor Drain:** No
13. **Electrical:** GFCI Outlet, Grounded Outlets (GFCI Protected)
14. **Lights, Switches, Ceiling Fans:** Lighting Present
15. **Windows:** Vinyl

Electrical

F R U M NP NV NT

1. **Service Size Amps:** 200 **Volts:** 120-240
2. **Service Type:** Underground
3. **External Disconnect?** Yes No

Electrical (Continued)

- 4. 120 Branch Circuits: Copper
- 5. 240 Branch Circuits: Copper
- 6. Conductor Type: Plastic Covered
- 7. Ground: Appears to Extend Down from the Meter Base
- Bonding wire not attached at this time. The bonding wire from the neutral buss bar has been run but not attached. Repairs are recommended by a qualified electrician.



8. Generator Backup? No

Garage Electric Panel

- 9. Manufacturer: Square D
- 10. Panel Max Capacity: 200 Amps
- 11. Service Wire: Copper
- 12. Main Disconnect Size/Type: 200 Amp Breaker
- 13. - Breakers
- 14. 120 : 15 240: 3 Empty Slots: 9
- 15. Arc Fault Circuit Interrupter(s) in Panel? Yes No AFCI breakers were not tested since the house is occupied and I didn't want to harm any equipment plugged into an outlet supported by the AFCI. Testing the AFCI is recommended to ensure it functions properly.
- 16. AFCI Upgrade: Branch/feeder AFCI breakers observed which were the original type of AFCI, but can no longer (since 2008) be used and have been replaced with "combination" AFCI's. The newer combination type AFCI breakers provide protection from parallel arc-faults in house wiring and low level series arc-faults that can occur in cords and inside appliance equipment. This "combination" method of protection is superior to the older branch/feeder type breakers which generally only offer protection from parallel arc-faults (which are very uncommon). Most areas do not require AFCI protection and the current breakers are functioning properly, but if you desire the additional protection, upgrading is recommended.
- 17. Ground Fault Circuit Interrupter(s) in Panel? Yes-GFCI protection in the electric panel is normally used for exterior & garage outlets and whirlpool tubs. It is recommended that GFCIs be installed in areas where appliances and power tools are used in close proximity to water. Tap water or wet objects are able to conduct electricity very easily and can connect your body to a ground potential, thus increasing your chances of receiving a shock from a ground fault. Appliances that have built-in GFCI protection, as now required for hair dryers, may not need additional GFCI protection, but there are still many appliances not equipped with GFCI protection. Many consumers don't check their GFCIs to verify they are working. GFCIs are electronic devices that can be damaged or wear out. The electrical receptacle in a GFCI may continue to function, even if the GFCI circuit no longer works. If this is the case, have a qualified electrician replace as soon as possible. No
- 18. - Is the panel bonded? Yes No Not Determined

Heating System

If duct board material is used on any portion of the HVAC system, please be advised that such material is very susceptible to damage and the tape that holds the joints together can come loose with age. Periodic inspections are recommended to ensure proper operation of the HVAC system.

Enclosed combustion chamber is present on this furnace, so none of the heat exchanger could be observed during this inspection.

F R U M NP NV NT

Laundry Room Heating System

1. Operation: Tested
2. Manufacturer: Carrier
3. Type: Forced Air Capacity: 80,000 BTU
4. Area Served: Entire House Approximate Age: 6 Years
5. Fuel Type: Natural gas
6. Number of Burners: Enclosed Combustion
7. Enclosed Combustion: Yes
8. Filter Location: Above the Furnace Filter Type: Disposable Filter Filter Size: 16x20x1 - Improper filter installation noted. The filter should be installed with the arrow imprinted on the filter pointing towards the furnace. When a new filter is installed this should be corrected.

Check the filter monthly and anticipate changing it every 2-3 months. For the best results, you can use the pleated filters when using the air conditioning and the mesh filters during the heating season. This method optimizes the ability of the furnace to get air flow while heating keeping the heat exchanger from overheating thus prolonging its life.

9. Distribution: Metal Ducts, Insulated Flex Ducts
10. Flue Pipe: PVC
11. Humidifier: No
12. Thermostats: Programmable

Plumbing

F R U M NP NV NT

- 1. **Service Line:** Plastic
- 2. **Main Water Shutoff:** Laundry Room
- 3. **Water Lines:** Copper, Polyethylene (PEX)
- 4. **Drain Pipes:** PVC
- 5. **Service Caps:** Observed
- 6. **Gas Service Lines:** Black Iron, Flex Gas Line (CSST-Corrugated Stainless Steel Tubing) - Gas line may not not large enough for the number of appliances, water heater and fireplace, it is supplying. The gas line shall provide sufficient gas to meet the maximum demand of the gas equipment. Sizing is based on the BTU's of the units and the length of the pipe transporting the gas. Piping must be sized to supply enough fuel for all appliances to operate at the same time.



7. **Gas Service Line Upgrade:** Flex gas line is not bonded. Proper bonding and grounding will reduce the risk of damage and fire from a lightning strike. Lightning is a highly destructive force. Even a nearby lightning strike that does not strike a structure directly can cause all electrically conductive systems in the structure to become energized. If these systems are not adequately bonded, the difference in electrical potential between the systems may cause the charge to arc from one system to another. Arcing can cause damage to CSST. Direct bonding and grounding will reduce the risk of arcing and related damage over a non direct bonded system. When this product first came out, bonding was not required but after incidents of lightning strikes, bonding was added as a requirement. Repairs by a qualified electrician is recommended as a safety precaution.

Laundry Room Water Heater

- 8. **Operation:** Tested
- 9. **Manufacturer:** A.O. Smith
- 10. **Fuel Type:** Natural Gas **Capacity:** 50 Gal.
- 11. **Area Served:** Entire House **Approximate Age:** 6 Years
- 12. **Flue Pipe:** PVC
- 13. **TPRV and Drain Tube:** Copper

Laundry Room/Area

Pristine Home Inspections do not operate or test washing machines and dryers. If the washer/dryer are included with the house, they should be tested prior to closing to determine if they function properly.

F R U M NP NV NT

. Laundry Room/Area

- | | | | | | | | | | | | |
|-----|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl Floor Covering |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow Wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: GFCI Outlet |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lights, Switches, Ceiling Fans: Lighting Present |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor Register |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: Observed Only |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall Mounted Drain |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Corrugated Metal Flex, Rigid Metal |
| 11. | Dryer Hookup: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas | | | | | | | | | | |

Kitchen

Pristine Home Inspections do not operate or test the automatic ice maker or water dispensers located on the refrigerator. If the refrigerator is included with the house, these items should be tested prior to closing to determine whether they function properly.

The appliances are not tested for complete and full operation. I cannot predict how they will perform under regular use. Comments will be related to basic operation and abnormal noises or functionality. The quality of operations is not part of the home inspection.

F R U M NP NV NT

. Kitchen

- | | | | | | | | | | | | | |
|-----|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Electric Range |
| 2. | Stove Hookup: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas | | | | | | | | | | | |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: Tested - The fan unit does not vent to the exterior of the house, it simply returns the air back into the kitchen area. This is known as a recirculating type fan. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: Tested |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: Tested |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: Tested |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: Tested |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Stainless Steel |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink Plumbing/Fixtures: Tested |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: GFCI Outlets, Grounded Outlets (GFCI Protected) |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lights, Switches, Ceiling Fans: Lighting Present |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops: Laminate |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood & Composite Materials |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Metal & Glass |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor Register |

Bathroom

F R U M NP NV NT

Hall Bathroom

- 1. Ceiling: Drywall
- 2. Walls: Drywall
- 3. Floor: Vinyl Floor Covering
- 4. Doors: Hollow Wood
- 5. Electrical: GFCI Outlet
- 6. Lights, Switches, Ceiling Fans: Lighting Present
- 7. Vanity Cabinet Yes No
- 8. Sink/Basin: Cultured Marble
- 9. Sink Plumbing/Fixtures: Tested
- 10. Tub/Shower: One Piece Unit
- 11. Spa Tub GFCI: Tested
- 12. Toilet: Tested
- 13. HVAC Source: Floor Register
- 14. Ventilation: Electric Unit

Master Bathroom

- 15. Ceiling: Drywall
- 16. Walls: Drywall
- 17. Floor: Vinyl Floor Covering
- 18. Doors: Hollow Wood
- 19. Electrical: Grounded Outlets (GFCI Protected) - Homeowner Operational
Note: Hall bathroom outlet will restore the power to the outlet.
- 20. Lights, Switches, Ceiling Fans: Lighting Present
- 21. Vanity Cabinet Yes No
- 22. Sink/Basin: Cultured Marble-2 Bowls
- 23. Sink Plumbing/Fixtures: Tested
- 24. Tub/Shower: One Piece Unit
- 25. Toilet: Tested
- 26. HVAC Source: Floor Register
- 27. Ventilation: Electric Unit

Bedroom

F R U M NP NV NT

Northeast Bedroom

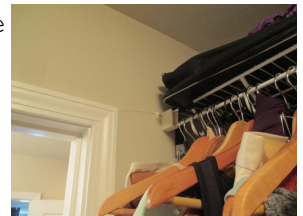
- 1. **Closet:** Small
- 2. **Ceiling:** Drywall
- 3. **Walls:** Drywall - Common cracks were observed on the walls.



- 4. **Floor:** Carpet
- 5. **Doors:** Hollow Wood
- 6. **Windows:** Vinyl
- 7. **Electrical:** Grounded Outlets (3-prong)
- 8. **Lights, Switches, Ceiling Fans:** Lighting, Ceiling Fan
- 9. **HVAC Source:** Floor Register

Master Bedroom

- 10. **Closet:** Walk-In, Small
- 11. **Ceiling:** Drywall - Dry water stains were observed. Stains must be sealed with a primer/sealer before applying a finish coat of paint. If the sealer is not applied, the stain will bleed through any new coats of paint. Repairs are recommended to correct this condition.
- 12. **Walls:** Drywall - Common cracks were observed on the walls.



- 13. **Floor:** Carpet
- 14. **Doors:** Hollow Wood
- 15. **Windows:** Vinyl
- 16. **Electrical:** Grounded Outlets (3-prong)
- 17. **Lights, Switches, Ceiling Fans:** Lighting, Ceiling Fan
- 18. **HVAC Source:** Floor Register

Area

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Family Room Area

1. Closet: Small
2. Ceiling: Drywall
3. Walls: Drywall
4. Floor: Wood
5. Doors: Vinyl Slider
6. Electrical: Grounded Outlets (3-prong)
7. Lights, Switches, Ceiling Fans: Lighting, Ceiling Fan - Inaccessible pull chain/missing remote control unit resulted in a fan/light unit not being tested for operation during this inspection. The function of the light and/or the fan speeds could not be determined due to this condition.
8. HVAC Source: Floor Registers

Fireplace/Wood Stove

All fireplace units that are used frequently should be examined/cleaned annually by a chimney sweep or brick mason as a fire safety precaution.

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Family Room Fireplace

1. Construction: Metal Prefab
2. Type: Gas Log (direct-vent type system vents through the wall)
3. Flue: Metal Piping Percent of flue inspected: 0% Inspected
4. Hearth: Ceramic/Porcelain Tile

Attic

A vapor barrier is not required and usually not installed by builders in this area.

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House & Garage Attic

1. Method of Inspection: From The Attic Access Only
2. Unable to Completely Inspect: Insulation Installation
3. Access Location: Garage Access: Drywall Panel
4. Roof Framing: 2x4 Truss
5. Sheathing: Oriented Strand Board (OSB)
6. Ventilation: Ridge and Soffit Vents
7. Insulation Type: Fiberglass Blown-in
8. Insulation Depth: 10" - 12" - Fiberglass insulation, 4-6", installed over the garage.
9. Not Present Vapor Barrier:
10. Electrical: Not Visible - Limited view due to insulation installation in the attic.
11. Moisture Penetration: None Noted/Observed
12. Bathroom Fan Venting: None Observed

Crawl Space

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. Crawl Space

- 1. **Method of Inspection:** Crawled Entire Area
- 2. **Access:** Wood Boards
- 3. **Access Location:** Garage
- 4. **Debris?** No
- 5. **Moisture:** Present - Moisture present around the perimeter. Extending downspouts away from the house may help correct this issue. Also, if the plastic vapor barrier goes up the wall a couple of inches, the moisture would go under the plastic instead of on top. Once under the plastic, it will soak into the pea gravel.

A gap noted around the main sanitary line as it exits the structure. It appears that ground water may be entering the crawl space in this area as well. This should be sealed to eliminate the possibility of water penetration.



- 6. **Ventilation:** Observed - Recommend closing the crawl space vents. The new theory is to treat the crawl space as conditioned space by sealing the exterior.
- 7. **Insulation:** Batt - Fallen insulation was noted. Repairs are recommended to properly secure the insulation in place.



- 8. **Vapor Barrier:** Plastic Over Gravel/Soil
- 9. **Sump Pump Backup:** Water Battery Other None
- 10. **Electrical:** Wiring
- 11. **Radon Mitigation System:** Not Installed

Structure

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- Structure Type:** Wood Frame
- Foundation:** Cement Block
- Limited visibility due to insulation installed over the foundation in the crawl space.
- Beams:** Wood
- Piers/Posts:** Cement Block Piers
- Joists/Trusses:** 2x10 Wood
- Subfloor:** Oriented Strand Board (OSB Sheathing)

Interior

Asbestos is excluded from our inspections and I am not qualified to perform an asbestos inspection but some materials are widely recognized as a potential source of asbestos, so further evaluation by a qualified environmental inspector is recommended if you suspect asbestos.

Examples include sheet vinyl flooring, asphalt and vinyl floor tiles, adhesive mastics, acoustic ceiling texture, old heat duct insulation and tape, asphalt composition roofing materials, plaster, stucco, drywall, joint compound, attic insulation and many more. Those materials that contain asbestos are usually not hazardous if they are undamaged and allowed to remain as-is.

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- Central Vacuum: No
- Smoke Detector(s):** Present
- Carbon Monoxide Detector(s):** None Observed - No carbon monoxide (CO) detector was observed in this dwelling today. Operational CO detectors are required to be installed in residential dwellings within 15 feet of any sleeping rooms. The State of Illinois enacted this law January 1, 2007, so if such device is not currently installed, one must be installed as soon as possible in order to conform to this safety requirement. A digital indicating, direct plug-in type unit provides very good protection from CO poisoning.

Test all carbon monoxide detectors monthly, replace the battery at least once per year, and install brand new detectors every 5 years.