

HOME INSPECTION REPORT



1031 Main Street, Anywhere, IL., 60010

INSPECTION DATE: Aug. 1, 2008

PREPARED FOR: John Q Public

PREPARED BY: AAlert Home Inspection
34079 Gerwal Av
Grayslake, IL., 60030
847.902.7783
847.223.7783 Fax

INSPECTION NUMBER: 108081

INSPECTOR: Tom Kruger

ILLINOIS LICENSE NUMBER: 450.0000305

BUILDING DATA / RECEIPT INFORMATION

RECEIPT

Inspection Date: Jan. 1, 2008
Inspection Number: 101081
Client Name: John Q Public
Inspection Address: 1031 Main Street, Anywhere, IL., 60010
Inspected by: Tom Kruger

Inspection: \$325.00
Total: \$ 325.00

Paid by: Check

BUILDING DATA

Approximate Age: 10-15 years
Style: Two story colonial
General Appearance: Satisfactory
Main Entrance Faces: West
Weather Condition: Clear
Temperature: 65°F
Ground cover: Dry

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MASTER BEDROOM	ERROR! BOOKMARK NOT DEFINED.
BEDROOM	ERROR! BOOKMARK NOT DEFINED.
BEDROOM	ERROR! BOOKMARK NOT DEFINED.
BED ROOM	ERROR! BOOKMARK NOT DEFINED.
HALL WAY ROOM	ERROR! BOOKMARK NOT DEFINED.
LIVING ROOM	ERROR! BOOKMARK NOT DEFINED.
DINING ROOM	ERROR! BOOKMARK NOT DEFINED.
STUDY/ LIBRARY ROOM	ERROR! BOOKMARK NOT DEFINED.
FAMILY ROOM	ERROR! BOOKMARK NOT DEFINED.
WINDOWS / FIREPLACES / ATTIC	ERROR! BOOKMARK NOT DEFINED.
BASEMENT	ERROR! BOOKMARK NOT DEFINED.

CRAWL SPACE / SLAB ON GRADE ERROR! BOOKMARK NOT DEFINED.

PLUMBING ERROR! BOOKMARK NOT DEFINED.

HEATING SYSTEM ERROR! BOOKMARK NOT DEFINED.

COOLING SYSTEM ERROR! BOOKMARK NOT DEFINED.

ELECTRICAL ERROR! BOOKMARK NOT DEFINED.

SUMMARY* 17

PICTURE ADDENDUM

GROUNDS

Service Walks	<input type="checkbox"/> None <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input type="checkbox"/> Brick <input type="checkbox"/> Other Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Trip Hazard <input type="checkbox"/> Pitched towards home <input checked="" type="checkbox"/> Settling cracks <input type="checkbox"/> Not visible
Driveway	<input type="checkbox"/> None <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> Other Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fill cracks and seal <input type="checkbox"/> Pitched towards home <input type="checkbox"/> Trip hazard <input type="checkbox"/> Settling cracks
Patio/Lanai	<input checked="" type="checkbox"/> None <input type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input type="checkbox"/> Brick <input type="checkbox"/> Kool-Deck® <input type="checkbox"/> Other Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Pitched towards home (See Remarks page) <input type="checkbox"/> Settling cracks
Deck (flat, floored, roofless area)	<input type="checkbox"/> None <input checked="" type="checkbox"/> Treated <input checked="" type="checkbox"/> Painted/Stained <input type="checkbox"/> Railing/balusters recommended Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Not visible
Porch (covered entrance)	<input type="checkbox"/> None <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Railing/balusters recommended Support Pier: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Other <input type="checkbox"/> Not visible Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Balcony (2nd floor platform)	<input checked="" type="checkbox"/> None <input type="checkbox"/> Railing/balusters recommended Railing: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Poor Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal
Stoops/Steps	<input type="checkbox"/> None <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Other <input type="checkbox"/> Railing recommended Condition: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Cracked <input type="checkbox"/> Settled <input type="checkbox"/> Damaged Wood
Fencing	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Type:
Landscaping Affecting Foundation	(See Remarks page): Negative grade at: <input type="checkbox"/> East <input type="checkbox"/> West <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Recommend additional backfill <input type="checkbox"/> Recommend window wells/covers <input checked="" type="checkbox"/> Trim back trees/shrubberies <input type="checkbox"/> Wood in contact with soil
Retaining Wall:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Visual Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
General Comments	

Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed.
 Deck appeared to be in satisfactory condition, seal as needed.
 Recommend window well covers.

GROUNDS REMARKS

Service Walks/Driveways

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

Grading and Drainage

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass to foundation.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

Window Wells

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

Retaining Walls

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

Railings

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

ROOF COVERING

General Information	
Roof Visibility	<input checked="" type="checkbox"/> All <input type="checkbox"/> Percent <input type="checkbox"/> None <input type="checkbox"/> Limited By:
Inspected From	<input type="checkbox"/> Roof <input checked="" type="checkbox"/> Ladder at eaves <input checked="" type="checkbox"/> Ground w/binoculars
Style of Roof	Type: Combination: <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Other Pitch: Combination: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep <input type="checkbox"/> Flat
Roof Covering	Roof #1: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 5-10 years Roof #2: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 5-10 years
Ventilation System	Combination: <input checked="" type="checkbox"/> Soffit <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Top <input type="checkbox"/> Turbine <input type="checkbox"/> Powered <input type="checkbox"/> Other
Flashing Material	Combination: <input checked="" type="checkbox"/> Galv./Aluminum <input type="checkbox"/> Asphalt <input type="checkbox"/> Not Visible <input type="checkbox"/> Copper <input type="checkbox"/> Other
Valley Material	Combination: <input type="checkbox"/> Galv./Aluminum <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Copper <input type="checkbox"/> Not Applicable <input type="checkbox"/> Not Visible <input type="checkbox"/> Other
Apparent Condition of the Following at Time of Inspection (conditions reported reflect visible portion only)	
Roof Covering	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor Condition: <input type="checkbox"/> Curling <input type="checkbox"/> Cupping <input type="checkbox"/> Missing tabs/shingles/tiles <input type="checkbox"/> Moss Buildup <input type="checkbox"/> Nail Popping <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Exposed Felt <input type="checkbox"/> Other
Ventilation	Appears adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (See Remarks page)
Flashings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Recommend Sealing <input type="checkbox"/> Pulled away from chimney/roof <input type="checkbox"/> Not Visible <input type="checkbox"/> Other
Valleys	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Not Visible <input type="checkbox"/> Not Applicable <input type="checkbox"/> Rusted <input type="checkbox"/> Holes <input type="checkbox"/> Recommend Sealing
Skylights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Plumbing Vents	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
General Comments	<p>Roof inspection was limited to inspecting from the eaves due to roof pitch. Recommend cleaning moss and mold off of the roof. Roof coverings appeared overall satisfactory, but will need minor maintenance.</p>

ROOF COVERING REMARKS

Valleys & Flashings

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Stone Roofs - Coverings

This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat Roofs

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
<i>Wood Shingles*</i>	10-40 years ¹	Treat with preservative every 5 years to prevent decay
<i>Clay Tiles*</i> <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
<i>Slate Shingles*</i>	30-100 years ²	Extremely durable, but brittle and expensive
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
<i>Single Ply Membrane</i>	15-25 years (mfr's claim)	New material; not yet passed test of time

* Not recommended for use on low slope roof

¹ Depending on local conditions and proper installation

² Depending on quality of slate

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

CHIMNEY / GUTTERS / SIDING / TRIM

Chimney(s)	<input type="checkbox"/> None	Location(s): North
Viewed from: <input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input type="checkbox"/> Ground w/binoculars
Chase: <input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Stone	<input type="checkbox"/> Metal
Evidence of: <input type="checkbox"/> Cracked chimney cap	<input type="checkbox"/> Loose mortar joints	<input type="checkbox"/> Blocks
Flue: <input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Holes in metal	<input type="checkbox"/> Rust
Evidence of: <input type="checkbox"/> Scaling	<input type="checkbox"/> Cracks	<input type="checkbox"/> Creosote
<input checked="" type="checkbox"/> Have flue(s) cleaned and re-evaluated	<input type="checkbox"/> Note evaluated (See Remarks page)	
<input type="checkbox"/> Recommend cricket/saddle flashing		

Gutters & Downspouts	<input type="checkbox"/> None	(See Remarks page)
<input checked="" type="checkbox"/> Insides need to be cleaned		
Condition: <input checked="" type="checkbox"/> Galvanized/Alum.	<input type="checkbox"/> Copper	<input type="checkbox"/> Vinyl
<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Extension needed: <input type="checkbox"/> North	<input type="checkbox"/> South	Leaking: <input type="checkbox"/> Corners
		<input type="checkbox"/> East
		<input type="checkbox"/> West

Siding	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Stucco
Condition: <input type="checkbox"/> Stone	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard	<input type="checkbox"/> EIFS (See Remarks)	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recommend repair/painting		

Window Frames	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Alum. covered	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
<input checked="" type="checkbox"/> Recommend painting	<input checked="" type="checkbox"/> Damaged wood on 3 season room				

Storms & Screens	<input type="checkbox"/> N/A	
Putty: <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Clad comb.	<input type="checkbox"/> Wood/metal comb.
Screens: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Needed	<input checked="" type="checkbox"/> N/A
Storms: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Torn	<input type="checkbox"/> Not installed
	<input type="checkbox"/> Broken/cracked	<input type="checkbox"/> Damaged wood

1 - Trim, 2 - Soffit, 3 - Fascia	<input checked="" type="checkbox"/> Wood 1,2,3	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other
Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		
<input type="checkbox"/> Recommend painting	<input type="checkbox"/> Damaged wood			

Caulking	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Recommend around windows/doors/masonry ledges/corners/utility penetrations			

General Comments	<p>Missing mortar in the brick joints of chimney - recommend tuck pointing as needed.</p> <p>Insides of gutters are full of debris and need to be cleaned out.</p> <p>Maintain downspout discharge away from the house.</p> <p>Siding was in need of normal painting / staining maintenance.</p> <p>Recommend caulking windows, doors, masonry ledges, and where utilities penetrate siding.</p>
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CHIMNEY / GUTTERS / SIDING / TRIM REMARKS

Chimneys

Chimneys built of masonry will eventually need tuck pointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. **Unlined Chimney** - should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED- *The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.*

Cricket Flashing

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

Gutters and Downspouts

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

Siding

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants.

EIFS - This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal sidings will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

Doors and Windows

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with.)

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

Caulking

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

EXTERIOR / ELECTRICAL / AC / GARAGE

Exterior Wall Construction		<input type="checkbox"/> Not visible		<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Other
Exterior Doors		Entrance (1); Storm (2); Patio (3)				
Weatherstripping:	<input checked="" type="checkbox"/> Satisfactory 2, 3	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor 1			
Condition:	<input checked="" type="checkbox"/> Satisfactory 2, 3	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor 1			
Exterior Electrical Service		<input type="checkbox"/> Overhead		<input checked="" type="checkbox"/> Underground	Service drop: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service	
Exterior outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate: <input type="checkbox"/> Yes <input type="checkbox"/> No			
GFCI protected:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Reverse polarity:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Open ground: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Potential safety hazard:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
A/C Condenser/Heat Pump		<input type="checkbox"/> None		Approximate age: Older Than 10		
#1 Brand:	Carrier	Model #:	TTXD48BC1357246	Outside shutoff:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
#2 Brand:	Rheem	Model #:	RACC-018	Outside shutoff:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusted	Level: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Garage		<input type="checkbox"/> None				
		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> 1-car	<input checked="" type="checkbox"/> 2-car	<input type="checkbox"/> 3-car
Automatic opener:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Inoperable		
Safety reverse:	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Door stops	<input type="checkbox"/> Needs adjusting			
	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Recommend safety reverse				
Roofing:	<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Roll roofing		
	<input type="checkbox"/> Wood	<input type="checkbox"/> Other				
Gutters:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None		
Siding:	<input checked="" type="checkbox"/> Same as house	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl		
	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard		
Trim:	<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl		
Floor:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Dirt		
	Burners less than 18" above garage floor:		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Safety hazard
	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Typical cracks	<input type="checkbox"/> Large settling cracks		
Overhead door:	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend painting inside & edges		
Service door:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None		
Sill plates:	<input checked="" type="checkbox"/> Elevated	<input type="checkbox"/> Floor level	<input type="checkbox"/> Both	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Rotted	
Electricity present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	GFCI Protected: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Reverse polarity:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Open ground: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Firewall:	(between garage & living area)		<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Missing	

General Comments

GFCI was not operating properly - Repair and/or replace as necessary.
 Outside compressor unit coils could be cleaned to improve efficiency.
 Trim back bushes from around the condenser unit.
 Garage floor has typical cracks.
 Garage door opener safety reverse not working properly needs adjusting.
 Formal front entrance door is deteriorating and needs to be replaced or repaired.

EXTERIOR / ELECTRICAL / AC / GARAGE REMARKS

Exterior Doors

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

Electrical

Overhead wires from the mast to the main panel that are exposed to the weather may fray and crack. If this occurs, wires should be replaced by a licensed electrician.

Any outdoor overhead service conductor wires should have adequate clearance above the ground (10 feet) and from balcony and windows (3 feet), for safety reasons.

Underground system - Some exterior boxes that are at ground level have a grade line on them. You should insure that the grade remains below this line to prevent moisture from entering the main panel.

Overhead Door Openers

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them.

Garage Sill Plates

Sill plates within the garage should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C Compressors

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Burners

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

KITCHEN

Countertops	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Cabinets	Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Recommend repairs	
Plumbing Comments	Faucet leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Drainage: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor	Water pressure: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
Walls & Ceiling	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Moisture stains	
Heat Source Present	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Floor	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Sloping <input type="checkbox"/> Squeaks	
Appliances	(See Remarks page)			
Disposal: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Range: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Trash compactor: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Exhaust fan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Other: <input type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Electrical	Outlets present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No		
GFCI protected: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No (Remarks)		
Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard		
General Comments:				

Water flow was normal with several fixtures operated at the same time.
 Drain lines had no visible leaks or signs of backup at the time of inspection.

LAUNDRY / UTILITY ROOM

Laundry sink: <input type="checkbox"/> N/A	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipe leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross connections: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> None apparent	Heat source present: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Room appears vented: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible	
Dryer vented: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Not vented
Electrical: Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Water heater	<input type="checkbox"/> Furnace <input type="checkbox"/> Other
Appliances present: <input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer	<input type="checkbox"/> No	<input type="checkbox"/> Cap Needed <input type="checkbox"/> N/A
Gas pipe: Valve shutoff: <input checked="" type="checkbox"/> Yes		
General Comments		

NONE

KITCHEN / LAUNDRY / UTILITIY ROOM REMARKS

Plaster on Wood Lath

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Nail Pops

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually of no structural significance.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Appliances

Dishwashers are tested to see if the motor operates and water sprays properly (full cycles are not run). Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

Asbestos and Other Hazards

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. ***However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.***

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

Windows

A representative number of windows are inspected, per ASHI standards.

BATHROOMS

Bath: Second floor bath Master bath

Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Tubs	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Showers	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl	<input type="checkbox"/> Toilet leaks
Whirlpool:	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No					
Shower/Tub area:		<input checked="" type="checkbox"/> Ceramic/Plastic	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Other			
	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors			
	Caulk/Grouting needed:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:				
Drainage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor				
Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor				
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
Outlets present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	GFCI protected:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Open ground/reverse polarity within 6' of water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
	Potential safety hazards present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No						
Exhaust fan:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

General Comments:

NONE

Bath: Second floor bath

Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Tubs	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Showers	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl	<input type="checkbox"/> Toilet leaks
Whirlpool:	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A				
Shower/Tub area:		<input type="checkbox"/> Ceramic/Plastic	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Other			
	Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors			
	Caulk/Grouting needed:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Where: Repair caulk between tub & tile				
Drainage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor				
Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor				
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
Outlets present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	GFCI protected:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Open ground/reverse polarity within 6' of water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
	Potential safety hazards present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No						
Exhaust fan:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

General Comments:

Area between tub and tile needs caulking/grouting.

BATHROOM REMARKS

Stall Shower

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

Exhaust Fans

Bathrooms with a shower should have exhaust fans where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

Safety Hazards

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. **(See Electrical section)**

Whirlpool Tubs

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

SUMMARY*

ITEMS NOT OPERATING

None apparent

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

Formal front entrance door is deteriorating and needs to be replaced or repaired, shows signs of moisture intrusion.

Hot water tank operating normally but could fail at anytime due to age.

Williamson furnace is older and inefficient, recommend budgeting for new furnace.

POTENTIAL SAFETY HAZARDS

Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed.

Garage door opener safety reverse not working properly needs adjusting. GFCI was not operating properly - Repair and/or replace as necessary.

Evidence of double tapped wires exists with in main panel which maybe a safety concern. Recommend review and evaluation by licensed electrician.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Deck appeared to be in satisfactory condition, seal as needed. Recommend window well covers.

Missing mortar in the brick joints - recommend tuckpointing as needed.

Insides of gutters are full of debris and need to be cleaned out.

Siding was in need of normal painting / staining maintenance.

Outside compressor unit coils could be cleaned to improve efficiency.

Trim back bushes from around the air conditioning condenser unit.

Stains on wall below window in the 2nd flr ne bedroom Hole in door - recommend repair

Recommend caulking windows, doors, masonry ledges, and where utilities penetrate siding.

Area between tub and tile needs caulking/grouting

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

DEFINITIONS

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

PICTURE ADDENDUM:



