

# *A+ Home Inspection*

## Property Inspection Report



4321 Main St, Somewhere, IL 60123  
Inspection prepared for: John Doe  
Date of Inspection: 1/24/2013  
Age of Home: 25

Inspector: Rex Morioka  
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## Report Summary

Roof		
Page 3 Item: 2	Main Roof Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>INFORMATION</b> - Patching is present. In my opinion this is considered a temporary repair. Patching suggests previous leakage or other problems and an attempt to correct. It may or may not hold up, its effectiveness is unknown. An annual inspection should be performed and repaired as needed. Leakage may occur.</li> </ul>
Exterior		
Page 8 Item: 18	Landscaping Suggestions & Observations	<ul style="list-style-type: none"> <li>• The overall condition is acceptable.</li> <li>• <b>MAINTENANCE</b> - Bushes are touching the building. In my opinion this can lead to insect and water damage to the building. I recommend that you contact a qualified landscaping contractor to mitigate the situation.</li> </ul>
Page 9 Item: 22	Garage Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>SAFETY</b> - The garage passage door (into the house) is not equipped with an automatic door closure mechanism. In my opinion this is unsafe and is considered a fire / fume hazard from the garage. Installation of appropriate door closure is recommended by a qualified carpenter.</li> </ul>
Structure		
Page 10 Item: 9	Subfloor Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>REPAIR or REPLACE</b> - The sub-floor squeaks when walked upon. In my opinion this is a minor issue and extremely common. It may be a nuisance to live with. This will be a choice for you to make. If this is something that you do not want to live with then I recommend that you contact a qualified contractor to mitigate the issue.</li> </ul>
Page 11 Item: 12	Roof Sheathing Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>REPAIR or REPLACE</b> - Signs of condensation is present in the attic. This may be caused by inadequate ventilation and/or insulation. Appropriate corrective action is recommended by a qualified contractor familiar with sciences involving attic spaces.</li> </ul>
Electrical		
Page 12 Item: 3	Main Disconnect & Distribution Panel Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>SAFETY</b> - The panel cover is lacking appropriate screws to hold the cover on. Improper screws such as pointed tip sheet metal screws or screws missing pose certain safety hazards. Installation of proper screws is recommended by a qualified electrician.</li> </ul>
Page 12 Item: 4	Fuse & Breaker Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>SAFETY</b> - There is double tapping at the circuit breakers (or fuses). This is considered improper and potentially unsafe. Corrective action is needed by qualified electrician.</li> </ul>
Page 13 Item: 10	Lights Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>REPAIR or REPLACE</b> - Light fixtures are present that are not working. It is beyond the scope to determine why these lights are not working. It is unknown if this is as simple as burned out light bulbs or if there is a more serious problem present requiring a qualified electrician to repair.</li> </ul>
Plumbing		
Page 18 Item: 8	Water Heater Suggestions & Observations	<ul style="list-style-type: none"> <li>• <b>SAFETY</b> - The temperature / pressure relief valve (TPR) is an important safety feature and can prevent explosions in the event of a malfunction. The TPR valve extension pipe is too small (wrong size) and may not be able to safely discharge water in the event of an emergency or malfunction. In my opinion this is an explosion hazard and properly sized &amp; installed extension pipe is needed by a qualified contractor.</li> </ul>
Page 19 Item: 11	Bathroom Plumbing Suggestions & Observations	<ul style="list-style-type: none"> <li>• Hallway Bathroom</li> <li>• Toilet</li> <li>• <b>REPAIR or REPLACE</b> - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.</li> </ul>
Appliances		

Page 24 Item: 4	Exhaust Vent Suggestions & Observations	• REPAIR or REPLACE - The bathroom exhaust fan is making noise. This generally indicates an operating problem. Repair or replacement is recommended by a qualified technician.
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# Roof

## 1. Limitations

Limitations:

- I inspected the roofing by walking on the roof.

## 2. Main Roof Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Materials:

- ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Observations:

- INFORMATION - Patching is present. In my opinion this is considered a temporary repair. Patching suggests previous leakage or other problems and an attempt to correct. It may or may not hold up, its effectiveness is unknown. An annual inspection should be performed and repaired as needed. Leakage may occur.



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## 3. Chimney Suggestion & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- MASONRY WITH A CLAY TILE LINER - The chimney is made of masonry brick with a clay tile flue liner on the inside.

Observations:

- The overall condition is acceptable.

## 4. Chimney Flashing Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 5. Valley Flashing Suggestion & Observations

Good	Fair	Poor	N/A	None

Observations:

- DISCLAIMER - Due to shingles covering the valley this component was unable to be inspected.

**6. Hip and Ridge Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

**7. Roof to Wall Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

**8. Slope to Flat Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

**9. Roof Vent Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • REPAIR or REPLACE - Nail heads are showing. As a rule of thumb, there should be no visible nail heads. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.



REPAIR or REPLACE - Nail heads are showing. As a rule of thumb, there should be no visible nail heads. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.

**10. Drip Edge Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

**11. Parapet Wall Flashing Suggestions & Observations**

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

**12. Skylight Suggestions & Observations**

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

### 13. Garage Roof Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

**Materials:**

- ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

**Observations:**

- The overall condition is acceptable.



# Exterior

## 1. Exterior Limitations

Limitations:

- **DISCLAIMER** - Snow was covering the lot topography. This limits my inspection and I cannot be responsible for any defects that I cannot see.

## 2. Gutters Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- **ALUMINUM** - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

Observations:

- The overall condition is acceptable.

## 3. Downspout Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Materials:

- **ALUMINUM** - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

Observations:

- **REPAIR or REPLACE** - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.



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## 4. Soffit Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- **ALUMINUM** - The soffit is made of aluminum.

Observations:

- The overall condition is acceptable.

### 5. Fascia Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- ALUMINUM - The fascia is made of aluminum.

Observations:

- The overall condition is acceptable.

### 6. Windows Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Type/Style:

- The windows are double hung.
- The windows are sliders.

Observations:

- The overall condition is acceptable.

### 7. Wall Surfaces Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- ALUMINUM SIDING - Most problems associated with metal sidings are installation defects, rather than deficiencies with the materials themselves. A lack of adequate securing, and a lack of moldings and trim pieces where the siding butts other materials or changes direction, is one of the most common problems. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the aluminum siding.

Observations:

- The overall condition is acceptable.

### 8. Head Flashing Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

### 9. Walkway #1 Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- Location:
- North side
- The walkways are made of concrete.

Observations:

- The overall condition is acceptable.

### 10. Walkway #2 Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- Location:
- South Side
- The walkway is made with brick pavers.

Observations:

- The overall condition is acceptable.

### 11. Patio Suggestion & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- The patio is made of concrete

Observations:

- The overall condition is acceptable.

### 12. Porch Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.



13. Driveway Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- The driveway is made of Asphalt.

Observations:

- The overall condition is acceptable.
- Maintenance - Asphalt driveway should be seal-coated at least once a year as general maintenance.

14. Retaining Wall Suggestions & Observations

Good	Fair	Poor	N/A	None

Materials:

- No retaining walls are present on this property.

15. Lot Topography Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- DISCLAIMER - This component was unable to be inspected, due to landscaping, and/or snow. I cannot be held responsible for defects I cannot see.

16. Exterior Door Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

17. Foundation Wall Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

18. Landscaping Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- The overall condition is acceptable.
- MAINTENANCE - Bushes are touching the building. In my opinion this can lead to insect and water damage to the building. I recommend that you contact a qualified landscaping contractor to mitigate the situation.



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### 19. Walkout Basement Suggestions & Observations

Good	Fair	Poor	N/A	None
				X

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

### 20. Deck Suggestions & Observations

Good	Fair	Poor	N/A	None
				X

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

### 21. Balcony Suggestions & Observations

Good	Fair	Poor	N/A	None
				X

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

### 22. Garage Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Type:

- The garage is a two and a half car attached garage.

Observations:

- The overall condition is acceptable.
- SAFETY - The garage passage door (into the house) is not equipped with an automatic door closure mechanism. In my opinion this is unsafe and is considered a fire / fume hazard from the garage. Installation of appropriate door closure is recommended by a qualified carpenter.

### 23. Car Port Suggestions & Observations

Good	Fair	Poor	N/A	None
				X

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

# Structure

## 1. Structure Limitations

Limitations:

- **DISCLAIMER** - Finishes, insulation and/or storage is concealing structural components. I cannot be responsible for any defects that I cannot see.

## 2. Structure Description

Descriptions:

- Basement

## 3. Foundation Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- Poured concrete

Observations:

- The overall condition is acceptable.

## 4. Sill Plate Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:

- **DISCLAIMER**- Due to interior finishes or construction style sill plates could not be inspected. I cannot be responsible for defects I cannot see.

## 5. Post Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- The posts are made of steel.

Observations:

- The overall condition is acceptable.

## 6. Beam Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- Beams are made of steel.

Observations:

- The overall condition is acceptable.

## 7. Floor Construction Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- Floor are constructed of wood joists.

Observations:

- The overall condition is acceptable.

## 8. Bridging Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Bridging

Observations:

- The overall condition is acceptable.

## 9. Subfloor Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials:

- The sub-flooring is oriented strand board (OSB).

Observations:

- **REPAIR or REPLACE** - The sub-floor squeaks when walked upon. In my opinion this is a minor issue and extremely common. It may be a nuisance to live with. This will be a choice for you to make. If this is something that you do not want to live with then I recommend that you contact a qualified contractor to mitigate the issue.

### 10. Wall Construction Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

**Materials:**  
 • Walls are constructed of wood.  
**Observations:**  
 • The overall condition is acceptable.

### 11. Roof Framing Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

**Materials:**  
 • Wood Rafters  
**Observations:**  
 • The overall condition is acceptable.

### 12. Roof Sheathing Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

**Observations:**  
 • **REPAIR or REPLACE** - Signs of condensation is present in the attic. This may be caused by inadequate ventilation and/or insulation. Appropriate corrective action is recommended by a qualified contractor familiar with sciences involving attic spaces.



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### 13. TJI Framing Suggestions & Observations

Good	Fair	Poor	N/A	None
				X

**Observations:**  
 • **DISCLAIMER** - This component was not present or able to be inspected.

### 14. Footing Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

**Observations:**  
 • **DISCLAIMER** - The footings are not accessible for inspection. The type, style and material are unknown. Its physical condition is unknown. This inspection cannot determine if there is any damage or structural problems.

### 15. Stairs Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

**Observations:**  
 • The overall condition is acceptable.

# Electrical

## 1. Electrical Limitations

Limitations:

- **DISCLAIMER** - Concealed electrical components not inspected. I cannot be responsible for any defects that I cannot see or examine.
- **DISCLAIMER** - Smoke detectors are not tested for operation.

## 2. Service Entrance Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Overhead • Copper • 100 amps 110/220 volts

Observations:

- The overall condition is acceptable.

## 3. Main Disconnect & Distribution Panel Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Rating: Main disconnect is 100 AMPS • Distribution panels is breakers. • Panel is rated for 200 AMPS

Observations:

- The overall condition is acceptable.
- **SAFETY** - The panel cover is lacking appropriate screws to hold the cover on. Improper screws such as pointed tip sheet metal screws or screws missing pose certain safety hazards. Installation of proper screws is recommended by a qualified electrician.



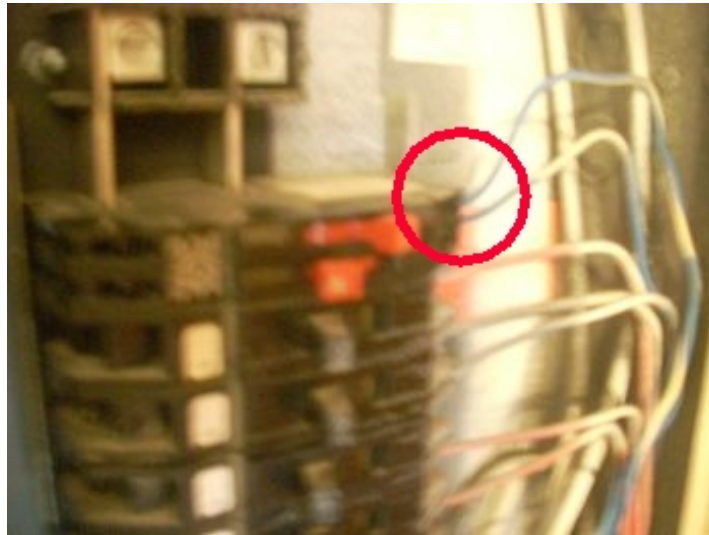
**SAFETY** - The panel cover is lacking appropriate screws to hold the cover on. Improper screws such as pointed tip sheet metal screws or screws missing pose certain safety hazards. Installation of proper screws is recommended by a qualified electrician.

## 4. Fuse & Breaker Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- **SAFETY** - There is double tapping at the circuit breakers (or fuses). This is considered improper and potentially unsafe. Corrective action is needed by qualified electrician.



**SAFETY** - There is double tapping at the circuit breakers (or fuses). This is considered improper and potentially unsafe. Corrective action is needed by qualified electrician.

**5. Subpanel Suggestions & Observations**

Good	Fair	Poor	N/A	None

Location: **DISCLAIMER** - This component was not present or able to be inspected.

**6. Distribution Wiring Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Materials: Insulated Copper  
 Observations:  
 • The overall condition is acceptable.

**7. System Grounding Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Materials: The ground wire is attached to the plumbing system.  
 Observations:  
 • The overall condition is acceptable.

**8. Outlet Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Type: 15 amp outlets • GFCI Outlets  
 Observations:  
 • The overall condition is acceptable.

**9. Switches Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

**10. Lights Suggestions & Observations**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • **REPAIR or REPLACE** - Light fixtures are present that are not working. It is beyond the scope to determine why these lights are not working. It is unknown if this is as simple as burned out light bulbs or if there is a more serious problem present requiring a qualified electrician to repair.

**11. Ceiling Fan Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.



### 12. Smoke & Carbon Monoxide Detector Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Locations: Smoke Detectors observed: • Hallways • Kitchen • Carbon Monoxide Detectors observed: • Hallways

**Observations:**

- SAFETY - The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.
- SAFETY - The home currently has at least one carbon monoxide detector. Additional carbon monoxide detectors are recommended in each bedroom. Carbon monoxide is a colorless, odorless gas that can lead poisoning and death. Carbon monoxide can enter a home several ways such as from automobiles in the garage or a malfunctioning furnace.

# Heating

## 1. Heating Limitations

Limitations: DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect. •  
 DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

## 2. Fuel Source Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Gas  
 Observations:  
 • The overall condition is acceptable.

## 3. Thermostat Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 4. Oil / LPG Tank Suggestions & Observations

Good	Fair	Poor	N/A	None

Observations:  
 • DISCLAIMER - This component was not present or able to be inspected.

## 5. Venting Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 6. Combustion Air Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 7. Electrical Wiring Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

# Furnace

## 1. Furnace Suggestions & Observations

Observations: Forced Air • Mid Efficiency • 5 – 10 years The furnace is in the second quarter of its expected life span.

## 2. Pilot Light Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • DISCLAIMER- The heating system is equipped with and electronic ignition.

## 3. Gas Valve Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 4. Heat Shield Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 5. Gas Burner Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 6. Clearance from Combustibles Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 7. Induced draft fan Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 8. Heat Exchanger Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • DISCLAIMER -The furnace has a sealed heat exchanger it is beyond the scope of this inspection to dismantle furnace I cannot be held responsible to defects I cannot see.

## 9. Blower Fan Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 10. Filter Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • REPLACE- The furnace filter is dirty and should be replaced.

## 11. Duct Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

# Cooling

## 1. Cooling Limitations

Materials: DISCLAIMER - Window A/C units are not part of the standards of practice and are not tested.

## 2. Cooling System Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Air to Air • 2.5 Ton • The unit is in its second quarter of its expected life span

Observations:

- The overall condition is acceptable.
- Although a heat loss calculation study was not completed. It is my opinion that the cooling capacity is within a proper size range for this type and size of home.

## 3. Outdoor Coil and Compressor Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 4. Refrigerant Lines Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 5. Condensate Drain Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 6. Outdoor Fan Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 7. Whole House Fan Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

## 8. Evaporative Cooler Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:

- DISCLAIMER - This component was not present or able to be inspected.

# Plumbing

## 1. Plumbing Limitations

Materials: DISCLAIMER - The overflow devices are not tested as part of the home inspection. These are considered emergency devices to reduce overflow damage. Since they don't get used, they often dry up and have minor leaks. Since I am aware of this common problem and I have no wish to damage the property, I do not test these devices. I cannot and will not be held liable should a defect exist here. • DISCLAIMER - The water treatment devices are not tested as part of the home inspection. I cannot and will not be held liable should a defect exist here. • DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I cannot see these items, I cannot and will not be held liable should a defect exist. • DISCLAIMER - No water valve is tested during the inspection. Valves are designed for emergency use and repairs only. These valves have a high tendency to leak when turned. I cannot and will not be responsible for any defects that are present.

## 2. Location of Main Shut Off Suggestions & Observations

Location: Basement

## 3. Service Pipe Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Copper  
 Observations:  
 • The overall condition is acceptable.

## 4. Supply Pipe Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Copper  
 Observations:  
 • The overall condition is acceptable.

## 5. Water Flow Suggestions & Observations

Materials: Water Flow is Acceptable

## 6. Waste Piping Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Cast Iron • PVC  
 Observations:  
 • The overall condition is acceptable.

## 7. Venting Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The overall condition is acceptable.

## 8. Water Heater Suggestions & Observations

Good	Fair	Poor	N/A	None
	X			

Materials: Conventional Gas Fired • 5 - 10 years old  
 Observations:  
 • SAFETY - The temperature / pressure relief valve (TPR) is an important safety feature and can prevent explosions in the event of a malfunction. The TPR valve extension pipe is too small (wrong size) and may not be able to safely discharge water in the event of an emergency or malfunction. In my opinion this is an explosion hazard and properly sized & installed extension pipe is needed by a qualified contractor.



**SAFETY** - The temperature / pressure relief valve (TPR) is an important safety feature and can prevent explosions in the event of a malfunction. The TPR valve extension pipe is too small (wrong size) and may not be able to safely discharge water in the event of an emergency or malfunction. In my opinion this is an explosion hazard and properly sized & installed extension pipe is needed by a qualified contractor.

**9. Sump Pump Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

**Materials:** The pump is a submersible pump.  
**Observations:**  
 • The overall condition is acceptable.

**10. Ejector Pump Suggestions & Observations**

Good	Fair	Poor	N/A	None
			X	

**Observations:**  
 • **DISCLAIMER** - This component was not present or able to be inspected.

**11. Bathroom Plumbing Suggestions & Observations**

Good	Fair	Poor	N/A	None

**Materials:** Hallway Bathroom • Master Bathroom

**Observations:**

- Hallway Bathroom
- Sink
- Single Handle
- Bathtub
- 2 (two) Handle Faucet
- Master Bathroom
- Sink
- 2 (two) Handle Faucet
- Bathtub
- Single Handle
- The overall condition is acceptable.
- **Hallway Bathroom**
- **Toilet**
- **REPAIR or REPLACE** - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

**12. Outdoor Spigot Suggestions & Observations**

Good	Fair	Poor	N/A	None
X				

**Observations:**  
 • The overall condition is acceptable.



### 13. Kitchen Plumbing Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Single Handle Faucet with Sprayer

Observations:

- The overall condition is acceptable.

### 14. Laundry Plumbing Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: 2 (two) Handle Faucet

Observations:

- The overall condition is acceptable.

# Interior

## 1. Interior Limitations

Materials: INFORMATION - The entire inside of the foundation was visible for inspection.

## 2. Floor Finishes Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood Flooring • Carpeting

Observations:

- The overall condition is acceptable.

## 3. Wall Finishes Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

Observations:

- The overall condition is acceptable.

## 4. Ceiling Finishes Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

Observations:

- The overall condition is acceptable.

## 5. Interior Doors Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: WOOD - The interior doors are hollow core wood.

Observations:

- The overall condition is acceptable.

## 6. Window Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 7. Exterior Doors Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: STEEL - The exterior doors are made of steel. • Sliding Glass

Observations:

- The overall condition is acceptable.

## 8. Fireplace Suggestions & Observations

Good	Fair	Poor	N/A	None

Materials: DISCLAIMER - This component was not present or able to be inspected.

## 9. Kitchen Cabinets Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 10. Interior Trim Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 11. Stairs Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 12. Closet Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The overall condition is acceptable.

# Insulation and Ventilation

## 1. Insulation and Ventilation Limitations

## 2. Attic Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass  
 Observations:  
 • The overall condition is acceptable.

## 3. Walls Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass  
 Observations:  
 • The overall condition is acceptable.

## 4. Floor / Crawl Space Suggestions & observations

Good	Fair	Poor	N/A	None

Materials: DISCLAIMER - This component was not present or able to be inspected.

# Appliances

## 1. Appliances Limitations

## 2. Range Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Type: The range operates with gas.

Observations:

- The overall condition is acceptable.

## 3. Oven Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Materials: The oven operates with gas.

Observations:

- The overall condition is acceptable.

## 4. Exhaust Vent Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.
- REPAIR or REPLACE - The bathroom exhaust fan is making noise. This generally indicates an operating problem. Repair or replacement is recommended by a qualified technician.**

## 5. Refrigerator Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 6. Dishwasher Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 7. Garbage Disposal Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:

- DISCLAIMER - This component was not present in the home.

## 8. Central Vacuum Suggestions & Observations

Good	Fair	Poor	N/A	None
			X	

Observations:

- DISCLAIMER - This component was not present in the home.

## 9. Door Bell Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 10. Clothes Dryer Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

## 11. Clothes Washer Suggestions & Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- The overall condition is acceptable.

# Environmental

## 1. Termite Suggestions & Observations

## 2. Carpenter Ant Suggestions & Observations

## 3. Mice Suggestions & Observations

## 4. Animal Suggestions & Observations

## 5. Mold Suggestions & Observations

Materials: SAFETY - This inspection excludes all environmental conditions. However, discolored building materials are present and in my opinion may be mold. Mold can create an indoor air problem and is considered by some to be a health hazard. Appropriate mold mitigation is recommended by a qualified contractor. Additionally, if there is mold there is a water / moisture problem. Evaluation and corrective action of the water entry or moisture problem is needed by a qualified contractor.

## 6. Asbestos Suggestions & Observations