



RESIDENTIAL PROPERTY INSPECTION

1234 Main Street
La Grange Park, IL 60526

Buyer Name
03/03/2024 9:00AM



Inspector

Jim Klun

IL License Number 450.012993 Expires 11-30-2024

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Report #: 45

This report was completed by:

Jim Klun

Home Inspector License: 450.012993

Expires: 11/30/2024

Lead Inspector: Jim Klun

IL License Number 450.012993 Expires 11-30-2024

SUMMARY

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

- 🔧 3.2.1 Grounds - Driveway and Walkway Condition: Asphalt - Maintenance Recommended
- ⚠️ 3.3.1 Grounds - Grading/Lot Drainage: Area(s) Present in Need of Attention
- ⚠️ 3.3.2 Grounds - Grading/Lot Drainage: Hard Grade Improper
- 🔧 3.4.1 Grounds - Vegetation Observations: Vegetation - Against/Near the Home
- ⚠️ 3.7.1 Grounds - Patio: Trip Hazard(s) Present
- ⚠️ 3.7.2 Grounds - Patio: Slab - Damage
- ⚠️ 3.8.1 Grounds - Concrete Surfaces: Trip Hazard(s) Present
- 🔧 3.9.1 Grounds - Gas Meter/LP Tank Information: Gas Pipes - Surface Rust
- 🔧 4.3.1 Exterior - Vinyl Siding: Vinyl Siding - Corner Trim Damage
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- ⚠️ 4.6.1 Exterior - Eaves/Overhangs/Fascia: Fascia Wrap - Unsecured
- ⚠️ 5.7.1 Roof - Gutters/Downspouts: Downspout(s) - Terminating Near Foundation
- ⚠️ 6.4.1 Kitchen - Undersink Plumbing - Kitchen: Dishwasher Drain - High Loop Missing
- ⚠️ 6.6.1 Kitchen - Dishwasher : Dishwasher - Mounting Deficiency
- ⚠️ 6.7.1 Kitchen - Oven/Range: Safety - Anti-Tip Bracket Missing
- 🔧 7.4.1 Bathroom(s) - Sink(s): Faucet/Valves - Loose
- 🔧 7.9.1 Bathroom(s) - Toilet(s): Toilet - Base Unsealed
- 🔧 8.4.1 Interior Areas and Items - Closets: Bi-Fold Door hitting Furnace
- 🔧 8.5.1 Interior Areas and Items - Interior Doors: General - Damaged
- 🔧 9.4.1 Laundry - Dryer Vent: Duct - Improper Material
- 🔧 9.4.2 Laundry - Dryer Vent: Duct - Flexible Material
- 🔧 10.1.1 Heating, Cooling - General Info: HVAC Servicing Documentation Not Present
- ⚠️ 10.2.1 Heating, Cooling - Exterior Unit(s) - Split System : Exterior Unit - Aged
- ⚠️ 10.3.1 Heating, Cooling - Interior Unit(s) - Split System : Interior Unit - Aged
- ⚠️ 11.1.1 Water Heater - Water Heater Condition: Unit - Aged
- ⚠️ 13.9.1 Electrical - GFCI Protection: GFCI - Not Functional
- ⚠️ 13.10.1 Electrical - Receptacles: Cover Plate(s) - Damaged
- ⚠️ 13.12.1 Electrical - Smoke Alarms/Detectors: Update to 10-Year Sealed Battery Alarms



18.2.1 Cracking, Settlement, & Movement (CSM) - Exterior Hardscapes & Flatwork - CSM: Cracking - Significant

1: INSPECTION INFORMATION

Information

In Attendance Inspector, Buyer's Agent, Client(s), Child(ren) of Client(s)	Occupancy Occupied Style Multi-level	Type of Building Single-Family Inspection Type Pre-purchase
Applicable Standards of Practice ASHI, State of Illinois Within the State of Illinois, home inspectors are regulated by the Illinois Department of Financial and Professional Regulation (IDFPR) and are required to follow the Illinois Home Inspector Standards of Practice .		
Weather Conditions Clear	Temperature at the Time of Inspection Less Than 32 Degrees	Precipitation in the Last 48 hrs? No Ground Condition Dry

Structure Orientation

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

Important Information/Limitations: Inspection Overview

Checkpoint Home Inspections LLC strives to perform all inspections in substantial compliance with the Illinois Standards of Practice. As such, we inspected the structures' readily accessible, visually observable, installed systems and components as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

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

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

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of Homes and Order and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade,

leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

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

Important Information/Limitations: ©Copyright Notice

© **Copyright Notice:** This report is the property of Checkpoint Home Inspections LLC. The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Important Information/Limitations: Items Not Inspected and Other Limitations

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

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

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

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

Important Information/Limitations: Recommended Contractors Information

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

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If we recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

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

the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

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

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

Important Information/Limitations: Other Notes - Important Info

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

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

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

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

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

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

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

Important Information/Limitations: Heavy Amount of Personal Belongings Present

LMT - There was a HEAVY amount of personal belongings present in the home at the time of inspection.

These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate these areas for defects during your final walk-through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.** If any concerns are noticed during your final walk-through, feel free to contact me.

Important Information/Limitations: Comment Key - Definitions

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

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **immediately.**

Marginal Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid

future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

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

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

Other designations include:

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

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

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

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, and electrical panels, etc.

2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect Location

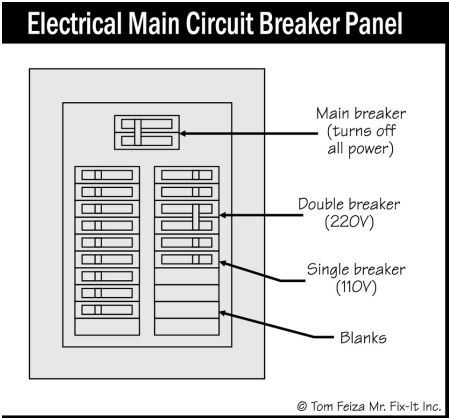
At Main Breaker in the Electrical Panel





Electrical Service Disconnect Information

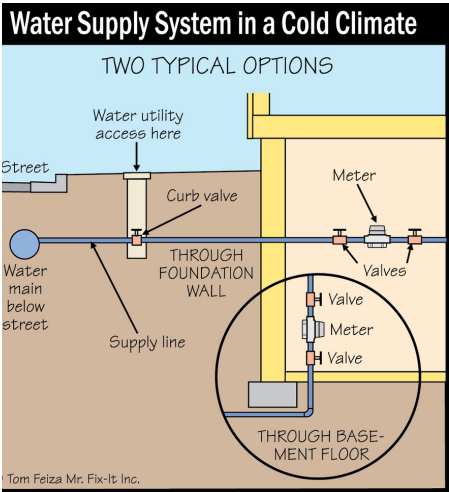
The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



002

Water: Water Shutoff Valve Information

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



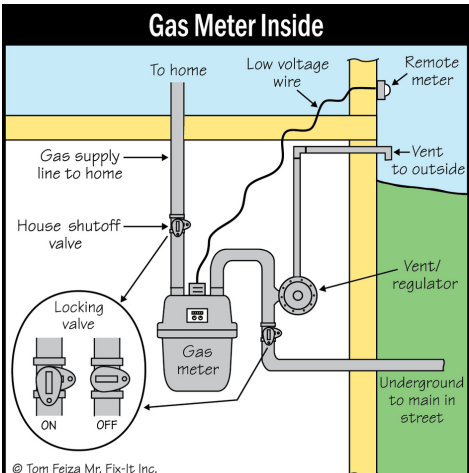
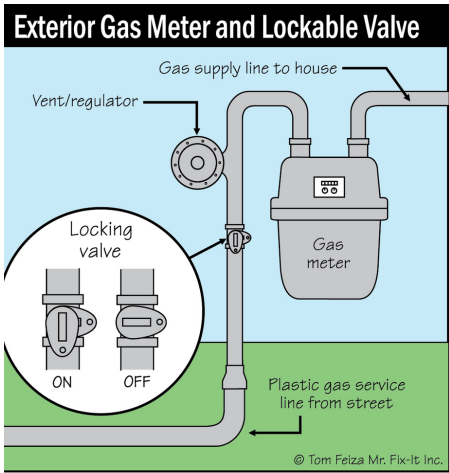
005C

Gas/LP: Main Gas Shutoff Valve Location

On Exterior Meter

Gas/LP: Gas Shutoff Valve Information

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



3: GROUNDS

Information

Driveway and Walkway
Condition: Driveway Material
Asphalt

Driveway and Walkway
Condition: Walkway Material
Concrete

Driveway and Walkway Condition: Driveway/Walkway Information

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

Grading/Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to divert and/or manage rainwater runoff properly. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture

infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Hard Grade Information

Hard grade surfaces (asphalt or concrete) in contact with the structure were inspected to determine that they were installed and sloped in a manner to allow rainwater to adequately drain away from the structure. These surfaces are recommended to slope away from the foundation, with 1/4" drop p/foot to achieve a 2% grade. When the 2% grade can not be achieved, drains should be used as needed to properly manage rainwater runoff. No significant hard grading deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading Limitations

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

Grading/Lot Drainage:

Grading/Drainage Conditions

Improper Grading Present,
Improperly Pitched Hardscape(s)

Vegetation Observations: Vegetation Information

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

Porch(es): Masonry Slab Porch/Stoop Information

Masonry/slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Spigots: Spigot(s) Information

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

Exterior Spigots: Spigots Not Tested - Freezing Temps

EXCL - The spigot(s) were not tested due to temperatures at the time of inspection below freezing. Water can freeze in the spigot or supply line creating damage after operation in freezing temperature. The spigots are excluded from this inspection. I recommend testing these spigots for proper operation prior to closing.



Patio: Patio Information

The patio area was inspected looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Concrete Surfaces: Concrete Flatwork Information

Concrete flatwork that adjoined the structure was inspected for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Gas Meter/LP Tank Information:

Fuel Source

Gas Meter

Gas Meter/LP Tank Information:

Location of Fuel Source

Left Side of Home



Fence: Fences Not Inspected

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



Recommendations

3.2.1 Driveway and Walkway Condition

ASPHALT - MAINTENANCE RECOMMENDED

 Minor Defect, Maintenance Item, or FYI Item

The asphalt surface was in need of maintenance. Rainwater can freeze in these cracks in winter months allowing for additional damage to the asphalt. Asphalt surfaces should be sealed at least every three years, with any cracks being sealed with an appropriate material upon occurring. Neglecting this recommended maintenance will dramatically shorten the service life of the asphalt.

Recommendation
Contact a qualified driveway contractor.

3.3.1 Grading/Lot Drainage

 Marginal Defect

AREA(S) PRESENT IN NEED OF ATTENTION

There were areas of grading present that will not allow rainwater to adequately run away from the structure. Repairs to any grading as needed for proper rainwater runoff is recommended to be performed by a grading or landscaping contractor. A video about proper grading can be seen here: <https://m.youtube.com/watch?v=5hYIda7tWqA>

Recommendation

Contact a qualified grading contractor.



3.3.2 Grading/Lot Drainage

Marginal Defect

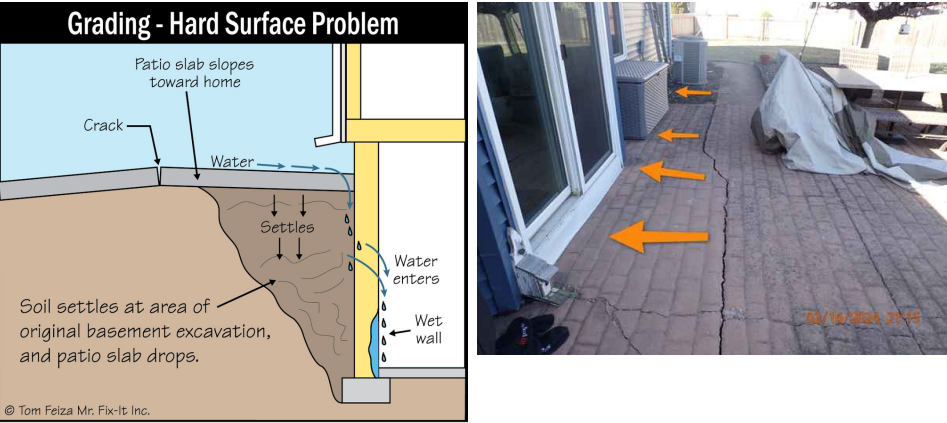
HARD GRADE IMPROPER

The current configuration of hardscape(s) (driveways, patios, walkways, etc.) will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s). Hardscapes are either wrong or right, with no gray areas in between. They either slope away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper hard grading, moisture infiltration through foundation walls is always possible during heavy rainfall events.

Improper hard grade can allow the masonry of the foundation walls to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity or allowing for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, hardscapes are recommended to slope away from the structure at 1/4" p/foot (2% grade). When the proper slope can not be achieved, drains should be installed as needed to manage rainwater runoff. An evaluation of the hardscapes around the property with repairs made as needed to allow for the proper runoff of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other qualified contractors.

Recommendation
Contact a qualified concrete contractor.



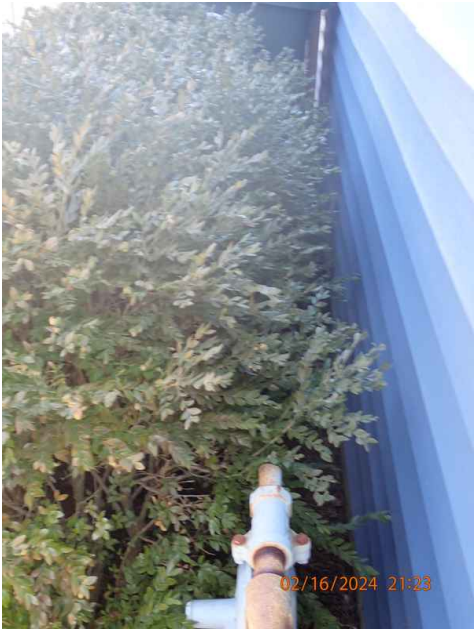
3.4.1 Vegetation
Observations

 Minor Defect, Maintenance Item, or FYI Item

VEGETATION - AGAINST/NEAR THE HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects and allow moisture to adequately dry behind these areas after rainfall events.

Recommendation
Contact a qualified landscaping contractor



3.7.1 Patio

 Marginal Defect

TRIP HAZARD(S) PRESENT

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

Recommendation
Contact a qualified concrete contractor.



3.7.2 Patio

 Marginal Defect

SLAB - DAMAGE

Damage was present to portion(s) of the concrete slab. Repairs are recommended to be performed as needed by a concrete contractor.

Recommendation
Contact a qualified concrete contractor.



3.8.1 Concrete Surfaces

TRIP HAZARD(S) PRESENT

Marginal Defect

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

Recommendation

Contact a qualified concrete contractor.



3.9.1 Gas Meter/LP Tank Information

Minor Defect, Maintenance Item, or FYI Item

GAS PIPES - SURFACE RUST

Some degree of surface rust was present on the gas piping in the area of the gas meter. Sanding and painting the pipes with rust-inhibiting paint is recommended to extend the life of the pipes.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

General Info: Representative Number Inspected

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

General Info: Probing of Wood

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

General Info: Upper Level Surfaces

LMT - Due to their height from the ground, the upper-level exterior surfaces and details of the sections of the home were physically inaccessible for thorough review. Reportable conditions may be present which I was unable to observe.

General Info: Personal Belongings

LMT - Personal belongings were present on the exterior of the home. Items such as patio furniture, rugs / mats, potted plants, etc. are not moved for visual accessibility.

Walls/Cladding: Cladding Material	Walls/Cladding: Wall Construction	Walls/Cladding: Vegetation
Vinyl Siding	Type Wood Framed	Obscuring Wall(s) Visibility? Partial

Walls/Cladding: Wall and Cladding Information

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

Vinyl Siding: Vinyl Siding Information

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

Vinyl siding is not a watertight cladding and is expected to allow some degree of moisture behind it as it heavily relies on the performance of the weather-resistive barrier (if present), or if installed over an existing wall cladding it relies on that cladding and its WRB or felt paper to manage and prevent water infiltration into the wall cavity. Prior to 2003 vinyl siding was allowed to be installed directly over OSB wall sheathing with no WRB in place as the unsealed nature of vinyl siding will allow air to dry the underlying components.

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

Window Exteriors: Windows Information

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

Window Exteriors: Window Screens Information

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

Wall Flashings: Wall Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Soffit & Fascia Material

Vinyl Soffit

Eaves/Overhangs/Fascia: Overhangs Information

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

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.

The diagram shows a cross-section of a house with various venting points labeled A, B, C, and X. Key features include:

- A**: Mechanical draft venting system terminating at least 3 ft above any forced air inlet located within 10 ft.
- B**: Vent terminal of a direct-vent appliance with input ≤ 50,000 Btu/hr or less must be located at least 6" from any air opening. If input > 50,000 Btu/hr, it must be at least 5' from any air opening. The bottom of the vent tee and air intake must be at least 12" above grade.
- C**: Vent, excluding direct vent appliances, terminates at least 4 ft below, 4 ft horizontally from, or 1 ft above any door, operable door, or gravity air inlet into any building. The bottom of the vent terminal is located at least 12 in. above grade.
- X**: Forced air inlet.
- Annotations**: "NO REPAIR" label near roofline, "4' min." dimension for vent clearance, "12" min." dimensions for vent height and horizontal clearance, and a note "if less than 10', then 'X' is 3' min. see ITEM B".

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

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

A close-up photograph of a vertical joint in blue vinyl siding. A blue arrow points to a crack in the siding at the joint. The background shows a wooden deck and some dry brush. A date stamp "02/16/2024 08:16" is visible in the bottom right corner.

4.3.2 Vinyl Siding

VINYL SIDING - UNLOCKED

Unlocked siding was present. These pieces should be secured, as wind can pull the pieces off or damage them. Proper securement is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified siding specialist.

 Minor Defect, Maintenance Item, or FYI Item



4.6.1 Eaves/Overhangs/Fascia

FASCIA WRAP - UNSECURED

There were areas of fascia wrap present that was unsecured, loose, or displaced. This can allow for water infiltration behind the "fascia wrap" possibly damaging the wood behind. Repairs to any unsecured fascia wrap is recommended to be performed as needed by a siding contractor or other qualified person.

Recommendation

Contact a qualified siding specialist.

 Marginal Defect



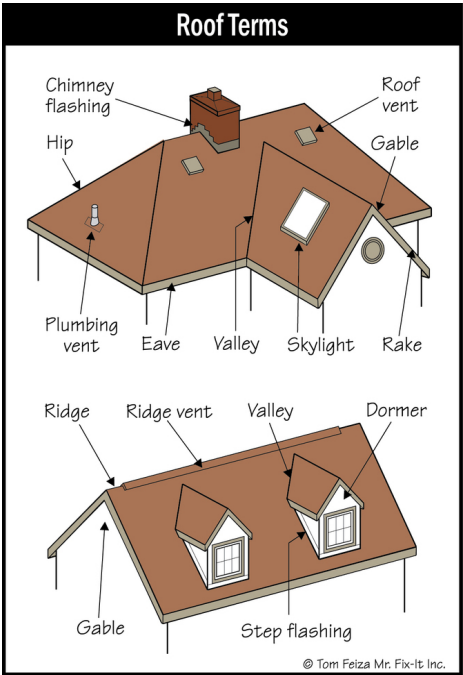
5: ROOF

Information

General Info: Roof Views

General Info: Type of Roof
Gable

General Info: Roof Covering
Material
Architectural Composition
Shingles



R004C

General Info: Roof Limitations

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

Inspection Method: Inspection

Method

From the Ground, Aerial Drone,
From Windows

Inspection Method: Inspected by Drone

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

Inspection Method: Inspected From Ground

LMT - The roof was inspected from ground level. This inspection should be viewed as a limited inspection of visual portions only. If a more thorough inspection is needed, I recommend consulting a roofing contractor.

Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Shingles: Shingles Stage of Life

Estimation

First Third of Life

Shingles: Shingles Stage of Life Information

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

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

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

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

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

Vents/Roof Protrusions: Roof

Protrusion Type(s)

Plumbing Stack Vent(s), Fixed
Roof Exhaust Vent(s)

Vents/Roof Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Flashings: Roof Flashing Information & Limitations

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

Gutters/Downspouts: Gutters Information

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

Gutters/Downspouts: Downspouts Information

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

Gutters/Downspouts: Recommend Maintaining Gutters

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

Recommendations

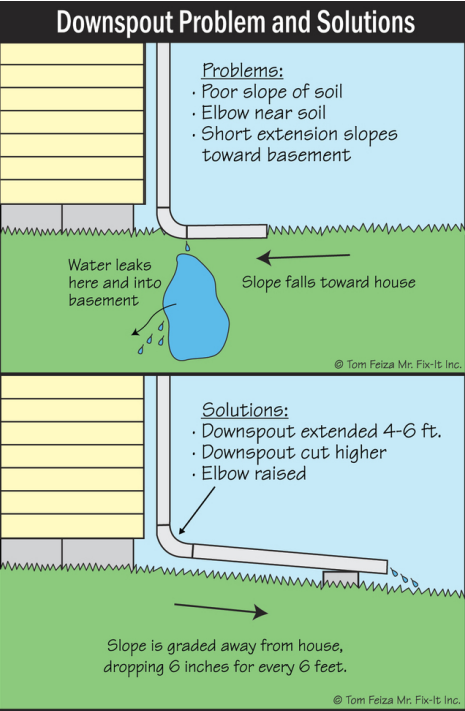
5.7.1 Gutters/Downspouts

 Marginal Defect

DOWNSPOUT(S) - TERMINATING NEAR FOUNDATION

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

Recommendation
Contact a qualified gutter contractor



6: KITCHEN

Information

General Info: 360 Room View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.



Sink(s): Kitchen Sink Information

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



Sink(s): Not Inspected - Renovation

Not inspected due to renovation.

Spray Wand: Spray Wand Information

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

Undersink Plumbing - Kitchen: Plumbing Information

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



Undersink Plumbing - Kitchen: Undersink Plumbing Visibly Obstructed?

Partially

Undersink Plumbing - Kitchen: Under Cabinet Storage Present

LMT - Stored items were present in the undersink cabinet(s). This may obscure visual accessibility of some areas; including the plumbing and cabinet floor. The inspection of this area is limited to visual portions only.

Disposal Unit: Disposal Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if

it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : Dishwasher Information

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



Oven/Range: Energy Source

Gas

Oven/Range: Oven Information

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



Oven/Range: Gas Burners Information

The gas burners were inspected by turning the knob to the ignite setting and ensuring they properly lit. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Oven/Range: Range Anti-tip Bracket Presence
No

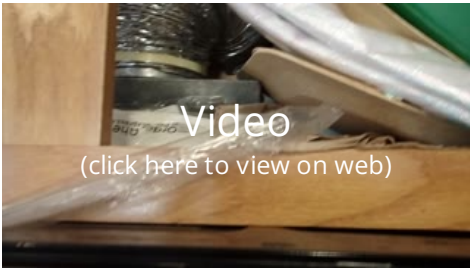
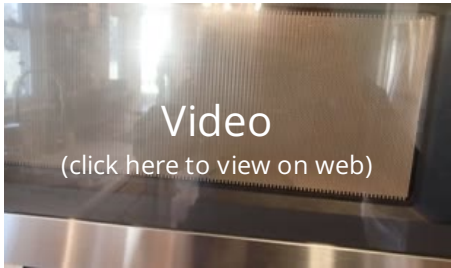
Exhaust Fan: Exhaust Fan Information

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

Exhaust Fan: Fan Type
Microwave Exterior Vented

Microwave: Microwave Information

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



Refrigerator: Refrigerator Information

The refrigerator was observed to be running at the time of inspection. No leaks or water was present at the unit's base. Speciality functions such as water dispenser, ice maker, ice crusher, WiFi, touchscreens, etc. are not tested and are beyond the scope of a home inspection. No deficiencies were observed with the unit unless otherwise noted in this report.



Recommendations

6.4.1 Undersink Plumbing - Kitchen

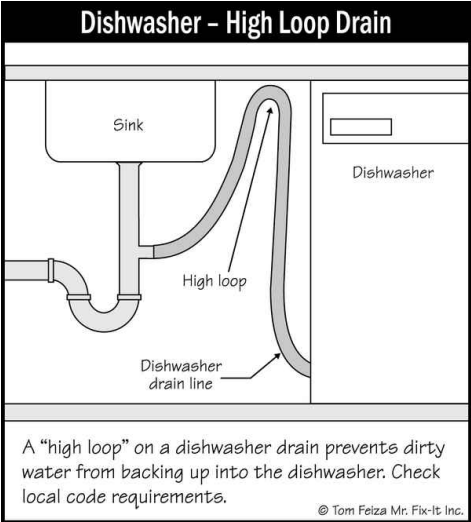
 Marginal Defect

DISHWASHER DRAIN - HIGH LOOP MISSING

A "high loop" or "air gap" was not present or not installed properly for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line, incorporating a proper high loop, is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



P154

6.6.1 Dishwasher

 Marginal Defect

DISHWASHER - MOUNTING DEFICIENCY

The dishwasher was either mounted improperly or not secured at all. Properly securing the unit is recommended to be conducted by a qualified person as needed to prevent movement of the unit. Seal missing between dishwasher and cabinets.

Recommendation

Contact a qualified appliance repair professional.



6.7.1 Oven/Range



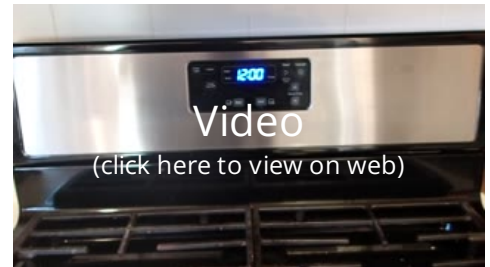
Marginal Defect

SAFETY - ANTI-TIP BRACKET MISSING

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

Recommendation

Contact a qualified appliance repair professional.



7: BATHROOM(S)

Information

General Info: 360 Room View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.

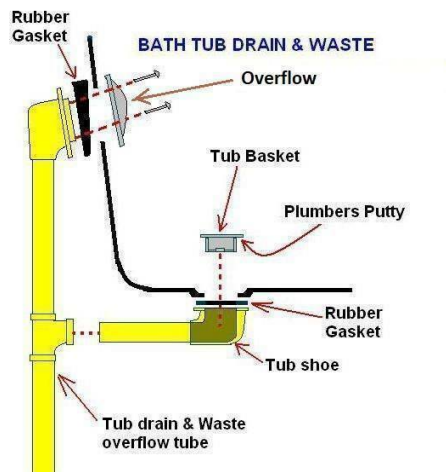
**General Info: Tub and Shower Drain Information**

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

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

General Info: Tub and Sink Overflow Limitations

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



Mirror(s): Mirror Information

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

Ventilation: Ventilation Sources

Ventilation Fan(s)

Ventilation: Ventilation Information

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

Sink(s): Sinks Information

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

Undersink Plumbing - Bathroom:

Undersink Plumbing Visibly

Obstructed?

Partially

Undersink Plumbing - Bathroom: Sink Plumbing Information

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

Undersink Plumbing - Bathroom: Personal Belongings Under Sink(s)

LMT - Stored items were present in the undersink cabinet(s). This may obscure visual accessibility of some areas; including plumbing components and cabinet floor/wall surfaces. The inspection of these areas is limited to visual portions only.



Bathtub(s): Bathtub(s) Information

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

Shower(s): Showers Information

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

Shower Walls: Shower Walls Information

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

Toilet(s): Toilet(s) Information

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

Bathroom Cabinets: Bathroom Cabinet Information

The bathroom cabinets were inspected.

Recommendations

7.4.1 Sink(s)

FAUCET/VALVES - LOOSE

HALF BATH

The faucet assembly was loose at the base. Proper securement of the assembly is recommended to be performed by a qualified person, typically this is associated with loose plastic nuts under the sink.

Recommendation

Contact a qualified handyman.

 Minor Defect, Maintenance Item, or FYI Item



7.9.1 Toilet(s)

TOILET - BASE UNSEALED

Recommendation

Contact a handyman or DIY project



Minor Defect, Maintenance Item, or FYI Item



8: INTERIOR AREAS AND ITEMS

Information

General Info: 360 Room View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.



General Info: Bedroom Locations

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

Cabinets, Countertops: Countertop/Cabinets Information

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

Windows: Window Glazing

Double Pane

Windows: Windows Information

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

Windows: Glass Seal Failure Limitations

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

Windows: Some Not Tested - Personal Belongings

LMT - Window(s) were present that were not able to be operated due to personal belongings blocking accessibility. I recommend confirming proper operation of these windows on your final walkthrough, or sometime after personal belongings have been removed.

Closets: Closets Information

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

Closets: Closet Surfaces Visually Obstructed?

Partially

Interior Doors: Interior Doors Information

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

Stairs, Handrails, & Guardrails: Stairs Information

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

Wall and Ceiling Surfaces: Wall and Ceiling Surfaces Information

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

Floor Condition: Floors Information

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

Recommendations

8.4.1 Closets



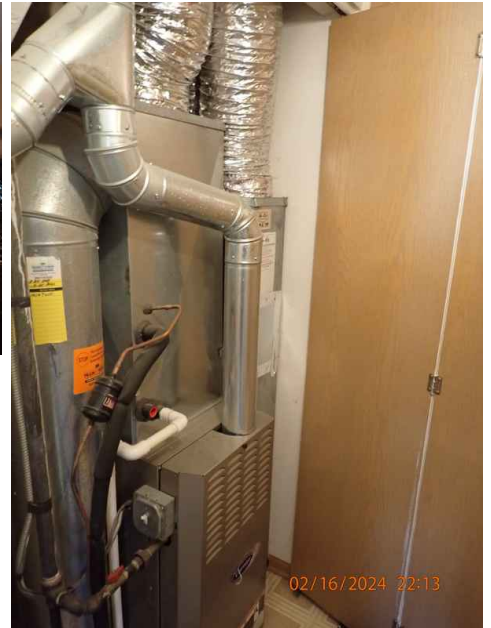
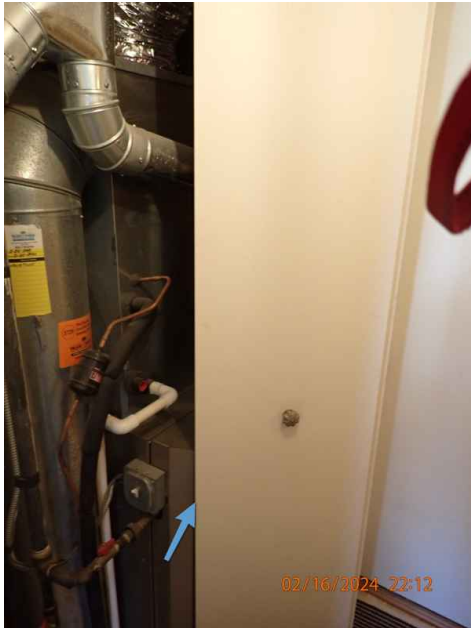
Minor Defect, Maintenance Item, or FYI Item

BI-FOLD DOOR HITTING FURNACE

The bifold door makes contact with furnace. Recommend further evaluation by a door repair contractor. A notch was cut into the trim to release the wheel in order to service the furnace.

Recommendation

Contact a qualified door repair/installation contractor.



8.5.1 Interior Doors



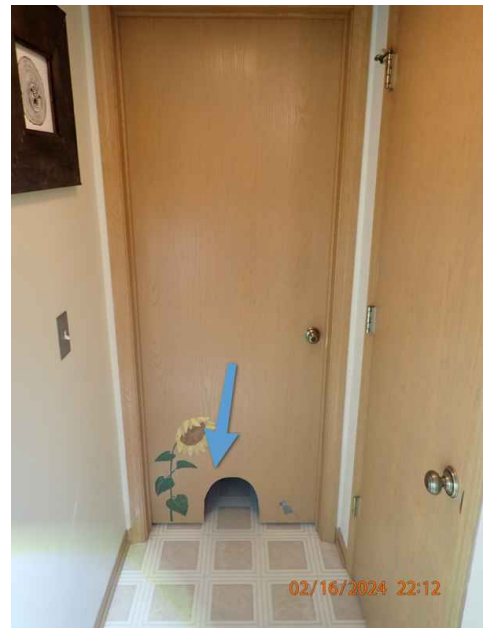
Minor Defect, Maintenance Item, or FYI Item

GENERAL - DAMAGED

The referenced door(s) contained some degree of damage. Repairs or replacement of the doors as needed is recommended to be conducted by a qualified person. A cat access was cut into bottom of the door. Replacement is needed.

Recommendation

Contact a qualified handyman.



9: LAUNDRY

Information

General Info: 360 Room View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.



Clothes Washer: Clothes Washer Information

The washing machine was observed and a cycle was ran at the time of inspection. No leaks or water was present at the unit's base. No deficiencies were observed with the unit unless otherwise noted in this report.



Clothes Washer: Cycle Not Ran - Personal Belongings

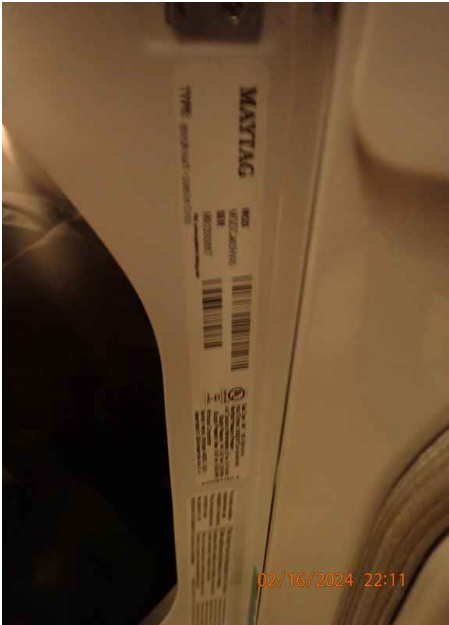
Laundry

A cycle was not ran as there were personal belongings inside of the washing machine.

Clothes Dryer: Dryer Information

The clothes dryer was observed and a cycle was started at the time of inspection. No deficiencies were observed with the unit unless otherwise noted in this report.





Clothes Dryer: Cycle Not Ran - Personal Belongings

Laundry

A cycle was not ran as there were personal belongings inside of the dryer.

Clothes Dryer: Did Not Operate - Vent Not Connected

Laundry

I did not operate the dryer as the vent connection was not properly connected.

Clothes Dryer: Dryer Power Source	Dryer Vent: Dryer Vent Termination Point
Gas	Exterior

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the property and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report. **It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.**

Visible Plumbing - Laundry: Plumbing Information - Washer Present

LMT - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Recommendations

9.4.1 Dryer Vent

DUCT - IMPROPER MATERIAL

 Minor Defect, Maintenance Item, or FYI Item

The dryer vent duct, or portions of it, consisted of an unrated or unlisted material. Replacement of the duct using proper materials is recommended to be performed by a qualified contractor.

Recommendation

Contact a handyman or DIY project



9.4.2 Dryer Vent

DUCT - FLEXIBLE MATERIAL

 Minor Defect, Maintenance Item, or FYI Item

The dryer vent duct was constructed of a flexible material. Exhaust ducts are recommended to have a smooth interior finish and be constructed of metal. Replacement of the vent with proper materials is recommended to be performed by an appliance repair contractor.

Recommendation

Contact a qualified appliance repair professional.

 Rigid Metal	 Foil Flexible
 Semi-Rigid Metal	 Plastic Flexible



10: HEATING, COOLING

Information

General Info: HVAC Testing Information

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

General Info: Split System HVAC Present

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

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat

- And Interior ductwork to distribute conditioned air throughout the home

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

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

Exterior Unit(s) - Split System : Exterior Unit Location	Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type	Exterior Unit(s) - Split System : Exterior Unit Manufacturer
Left side of home	Electric AC Unit	Undetermined

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

2010, Presumed
The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage
Undetermined

Exterior Unit(s) - Split System : AC Unit Not Tested - Temperature

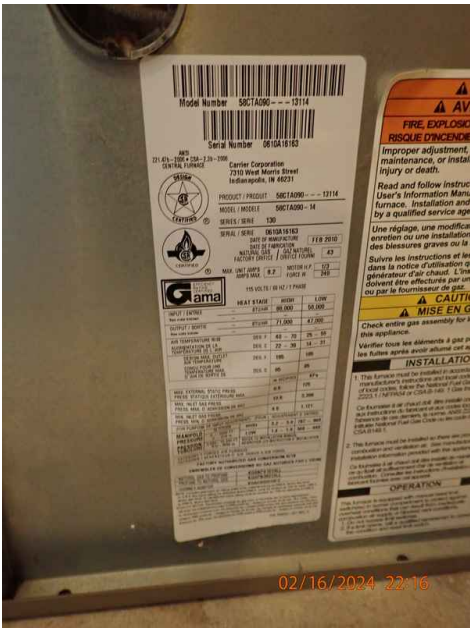
LMT - The AC unit(s) were visually inspected with no indications of deficiencies observed at the time of inspection unless otherwise noted in this report. The AC function of the unit(s) was not tested due to temperatures below 65 degrees. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. The AC function shouldn't be initiated until the temperature rises to over 60 degrees, for several days. Therefore the cooling function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past cooling performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

Exterior Unit(s) - Split System : Dataplate Illegible or Missing

LMT - The dataplate was missing from the unit or was illegible, and the age, breaker size, and/or other info could not be determined.

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

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



Interior Unit(s) - Split System :	Interior Unit(s) - Split System :	Interior Unit(s) - Split System :
Interior Unit(s) Location	Interior Unit(s) Energy Source and Distribution	Interior Unit Manufacturer
Closet	Gas Forced Air	Carrier

Interior Unit(s) - Split System : Interior Units Manufacture Year
2010

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

Condensate Drain Pipe:
Condensate Drain Termination Point
Floor Drain

Condensate Drain Pipe: Drain Pipe Information

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

Gas Pipe(s): Shut Off Valve / Sediment Trap Information

The gas pipe supplying the unit was inspected looking for the presence of a shut off valve and sediment trap, while also looking for damage. No deficiencies were observed at visible portions unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

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

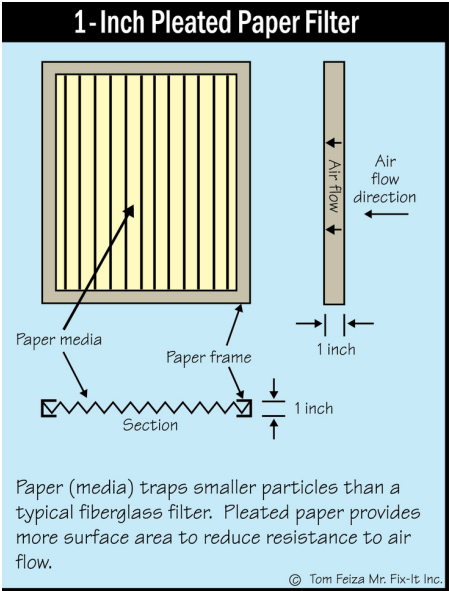
Thermostat(s): Thermostat Location(s)
Family Room

Thermostat(s): Thermostat Information

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

Air Filter/Return Plenum: Filter/Plenum Information

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



063C

Air Filter/Return Plenum: Filter Location(s)
At Interior Unit

Air Filter/Return Plenum: Filter Size
16 X 25



HVAC Supply Registers: HVAC Supply Information

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

Visible Ductwork: Ductwork Information

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

Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room?
Yes

Heating Source In Each Habitable Room: Heating Source In Each Habitable Room?
Yes

Fireplace(s): Fireplace Type(s)
Electric Fireplace
Fireplace(s): Fireplace Location(s)
Living Room

Fireplace(s): Fireplace Flue Termination Point
Vent-Free

Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Recommendations

10.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT

Minor Defect, Maintenance Item, or FYI Item

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation
Contact the seller for more info

10.2.1 Exterior Unit(s) - Split System

Marginal Defect

EXTERIOR UNIT - AGED

AGED - Presumed same date as Furnace since data tag is not legible which is 2010. It is past its typical service life. Major repairs or replacement of the unit should be anticipated in the future due to its age. Recommend further evaluation by an HVAC Professional.

A life expectancy chart can be found here.

Recommendation
Contact a qualified HVAC professional.

10.3.1 Interior Unit(s) - Split System

Marginal Defect

INTERIOR UNIT - AGED

AGED - The unit was at or past its typical service life. Major repairs or replacement of the unit should be anticipated in the future due to the age of the unit(s). Recommend further evaluation by an HVAC professional. A life expectancy chart can be found here.

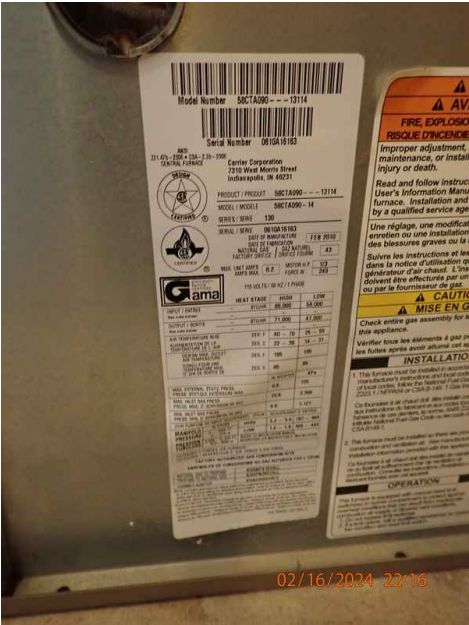
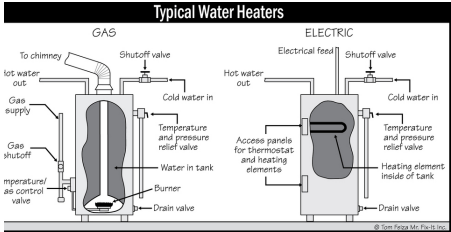
Recommendation
Contact a qualified HVAC professional.

11: WATER HEATER

Information

Water Heater Condition: Water Heater Information

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



Water Heater Condition: Water Heater Manufacturer
GE

Water Heater Condition: Water Heater Location
Hallway Closet

Water Heater Condition: Manufacture Year
2012
The typical life expectancy of a water heater is 13-15 years.

Water Heater Condition: Capacity
40 Gallons

Water Heater Condition: Energy Source
Gas

Water Heater Condition: Water Temperature
120-130 Degrees

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008

Water Heater Condition: Water Temp Information

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

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

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

Venting: Venting Type

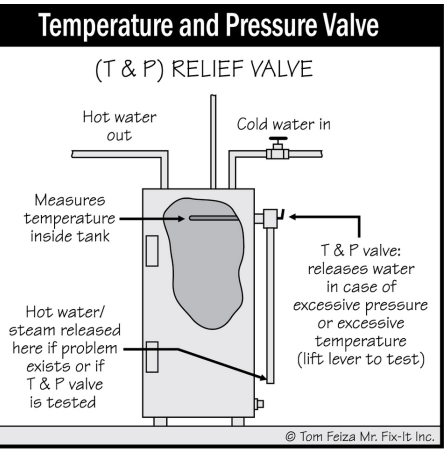
Venting: Vent Material

Venting: Vent Termination Point

Gravity Vent	Type B Galvanized	Roof
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TPR Valve: TPR Valve Information

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



1001

TPRV Discharge Pipe: Discharge Pipe Information

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

TPRV Discharge Pipe: TPRV Discharge Tube Material

Copper

Recommendations

11.1.1 Water Heater Condition

 Marginal Defect

UNIT - AGED

AGED - The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit could last anywhere from days to years, the remaining life is undeterminable.

12: PLUMBING

Information

General Info: Shutoff Valves Operation

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

Main Water Shutoff Valve : Main Shutoff Information

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

Main Water Shutoff Valve : Main Water Shutoff - Not Found

EXCL - The main water shut-off valve was not found at visible portions. I recommend consulting with the sellers as to its location and condition.

Main Water Shutoff Valve : Not Found - Personal Belongings

EXCL - The main shut off valve was not found at visible areas and it may have been located behind personal belongings. I recommend consulting with the sellers as to its presence and location.

Pressure Regulator: Pressure Regulator Information

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

Pressure Regulator: Not Found - Consult With Seller(s)

A pressure regulator was not found at visible portions. We recommend consulting with the sellers as to its presence.

Water Pipes: Service Pipe Material

Water Pipes: Water Distribution
(Visible Portions)

Undetermined, Presumed,
Copper

Pipe Material (Visible Portions)
Copper

Water Pipes: Water Distribution Pipes Information

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

Gas Pipes: Gas Pipe Material	Water Pressure: Water Pressure	Water Pressure: Water Pressure
Black Iron	Not Tested - Freezing Temps	(Approx.) Not Tested

Water Pressure: Water Pressure Information

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

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

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe.

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)	Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)	Main Cleanout: Cleanout Location
PVC	PVC	Front of home
		Functional Flow: Functional Flow
		Yes

Functional Flow: Flow Information

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

Functional Drainage: Functional Drainage
Yes

Functional Drainage: Drainage Information

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

13: ELECTRICAL

Information

General Info: Low Voltage Systems/Wiring Not Inspected

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

Service Entrance: Service Entrance Type
Underground Service Lateral

Service Amperage: Service Entrance Conductors Type
Undetermined

Service Amperage: Service Amperage
Undetermined



Service Amperage: Service Amperage

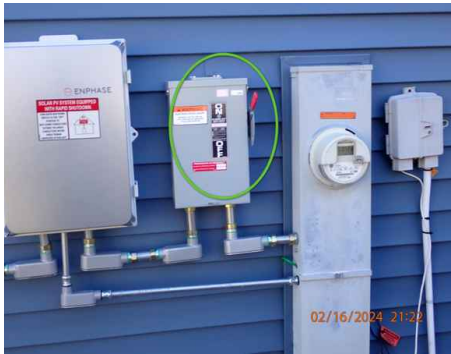
The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is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

Service Disconnect: Service Disconnect Information

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

Service Disconnect: Service Disconnect Independent of Interior Panel

The service disconnect was independent of the interior panel, and the panel containing the service disconnect is considered the service equipment. This renders the panel in the home to a distribution panel. The distribution panel will be inspected to determine that the proper rules for distribution panels were followed.



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

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

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location	Service Equipment/Electrical Panel: Electrical Panel Manufacturer
Garage	Undetermined

Service Equipment/Electrical Panel: Cover Not Removed - Personal Belongings

EXCL - The cover for the electrical panel was not removed due to personal belongings blocking accessibility to the panel. The condition of the components inside of the panel are excluded from this inspection.



Service Equipment/Electrical Panel: Cover Not Removed - Further Evaluation

EXCL - The panel cover was not removed due to a call for a full evaluation of the electrical system by a licensed electrician. The wiring inside of the panel is excluded from this inspection.

Service Grounding/Bonding: GEC Information

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

Service Grounding/Bonding: GEC Present Not Confirmed	Service Grounding/Bonding: Grounding Electrode Type Undetermined	Service Grounding/Bonding: Gas Pipe Bonding Present Yes
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Service Grounding/Bonding: Water Pipe Bonding Present
Not Found

Breakers: Breakers Information

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

Breakers: Breakers in Off Position 0	Breakers: AFCI Breakers Present No
--	--

Breakers: AFCI Not Present

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

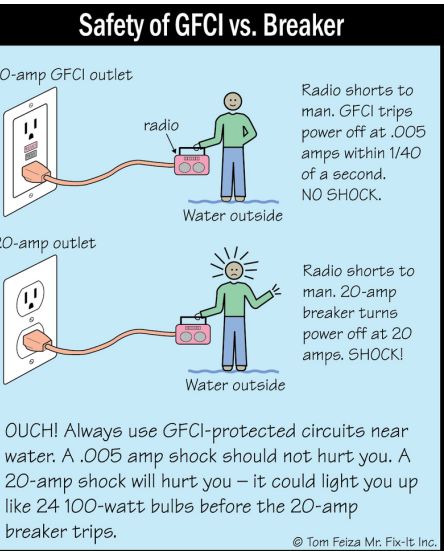
Branch Wiring : Visible Branch Wiring Type NM Sheathed Cable	Branch Wiring : 15 & 20amp Branch Wiring Metal Type Copper
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Branch Wiring : Branch Wiring Information

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

GFCI Protection: GFCI Information

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



125C

GFCI Protection: GFCI Missing/Damaged - Installation/Repairs Recommended	GFCI Protection: GFCI Protection Not Confirmed/Visible
None	Garage

Receptacles: Receptacle Information

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

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

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

Receptacles: Not All Receptacles Tested - Personal Belongings / Items Plugged In

LMT - We check a representative number of outlets in the property. We cannot test items with personal belongings like furniture obstructing access. Additionally, we do not unplug devices that the seller has left.

Doorbell: Doorbell Information

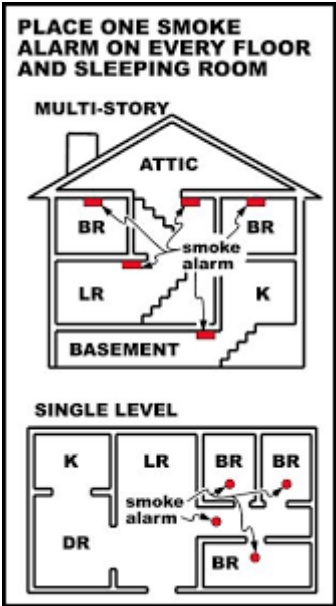
While not required by the Standards of Practice, the doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Smoke Alarms/Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements.

Starting January 1, 2023, single and multi-family homes in Illinois that are still using smoke alarms with removable batteries are required to install new alarms that feature 10-year sealed battery alarms. These newer alarms are beneficial because the non-removable battery is designed to last for 10 years. There are also no low-battery chirps. These new alarms can be purchased at any home center.

<https://www.ifsa.org/smoke-alarm-law>



Smoke Alarms/Detectors: Smoke Alarm Presence

Present

Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - The Standards of Practice recommend depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, and not the ability of the**

unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. I highly recommend either testing these detectors with a smoke can, or replacing all of the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

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

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

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

CO Detectors: CO Alarm Presence

Present

CO Detectors: CO Detectors Tested

The CO detectors that were present were tested by depressing the "test" button, and an audible alarm sounded. This unfortunately only tests that the speaker works, as an actual test would consist of spraying concentrated CO at the detector to test for proper operation, which is beyond the scope of a home inspection.

Ceiling Fans: Ceiling Fan Information

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

Switches, Lights: Switches, Lights Information

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

Switches, Lights: Lights Not Tested

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

Recommendations

13.9.1 GFCI Protection

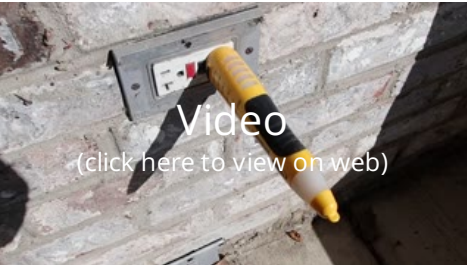
 Marginal Defect

GFCI - NOT FUNCTIONAL

The GFCI receptacle was not operational. No power was observed. To help increase the usability of the property, suggest further evaluation by a professional licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Front of house



13.10.1 Receptacles

 Marginal Defect

COVER PLATE(S) - DAMAGED

The cover plate(s) were damaged on receptacle(s) in the referenced area(s). This is a potential safety hazard as the damage could allow for displacement of the plate, exposing live wiring. The installation of new plate(s) by a qualified person is recommended to be conducted on any plates that are damaged throughout the home.

Recommendation

Contact a qualified electrical contractor.



13.12.1 Smoke Alarms/Detectors

 Significant Defect, Safety Items

UPDATE TO 10-YEAR SEALED BATTERY ALARMS

Starting January 1, 2023, single and multi-family homes in Illinois that are still using smoke alarms with removable batteries are required to install new alarms that feature 10-year sealed battery alarms. These newer alarms are beneficial because the non-removable battery is designed to last for 10 years. There are also no low battery chirps. These new alarms can be purchased at any home center.

<https://www.ifsa.org/smoke-alarm-law>

Recommendation

Contact a handyman or DIY project

14: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic View(s)



General Info/Limitations: Attic Accessibility
Hindrances/Limitations
Insulation Level

General Info/Limitations: Accessibility Limitations

LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Inspection Method: Inspection Method From Access Opening	Inspection Method: Areas of Attic Not Visibly Accessible or Fully Accessible Left Side of Home
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Inspection Method: Walkboards Not Present

LMT - A walkboard was not present in the attic which presents a safety concern when trying to navigate the attic, as it's possible to lose your balance or trip. The inspection of the attic area is limited to visual and accessible portions only and hidden damage may exist in areas that were not visible from accessible areas. Walkboards can be installed as desired by a qualified person.



Inspection Method: From Opening - Insulation Obscuring Ceiling Joists/Trusses

LMT - The attic area was evaluated from the access opening due to insulation obscuring the bottom chord of the trusses or ceiling joists. Traversing an attic with a high level of insulation is dangerous, as footing can be lost. Also compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation

coverage also may obscure wiring, HVAC ductwork, and/or plumbing vent pipes, and these items can be damaged by stepping on them. The inspection of the attic area is limited to visible portions from the opening only, and hidden damage may exist in areas that were not visible from the opening. "Walking boards" can be installed as desired to allow for safe accessibility of attic areas.

Attic Access: Access Location(s)	Attic Access: Access Type(s)
Hallway	Scuttle Hole(s)

Attic Access: Attic Access Information

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

Ventilation: Ventilation Types

Soffit Inlet Vents, Fixed Roof Deck Vents

Ventilation: Ventilation Information

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

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

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

For more information, please see: <https://www.greenbuildingadvisor.com/article/1stibureks-rules-for-venting-roofs>

Roof Structure/Framing: Roof Structure Type

Roof Trusses

Roof Structure/Framing: Roof Structure Information

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

Insulation: Insulation Type	Insulation: Insulation Amount
Fiberglass Batts	(Average)
	10 - 13"

Insulation: Insulation Information

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

Does Your Attic Insulation Measure Up?

R-15 6"-5" deep
Poorly Insulated Older Home

R-21 6"-7" deep
Completely Filled Joist, Inadequately Insulated

R-38 11"-14" deep
Recommended For Most Southern Climates

R-49 16"-18" deep
Recommended For Northern Climates

* Recommended Dept. of Energy attic insulation levels for commonly used fiberglass, mineral wool, and cellulose insulation assuming about 9-3 per inch.
** Standard joists are sold at 24" but usually measure closer to 15.5" x 15.5"

Recommended Specifications by Insulation Type

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft³ (kg/m³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)
Sidewall

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

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

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

15: GARAGE

Information

General Info: 360 View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.



General Info: Heavy Amount of Personal Belongings Present

LMT - A heavy amount of personal belongings and storage was present in the garage. These items covered the majority of the walls and concrete slab floor surface. The condition of these items are excluded from this inspection. I highly recommend taking a final walk through of the home once vacant, to observe any areas that were not accessible during the inspection.

General Info: Type of Garage
Attached

Garage Interior: Garage Interior Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe

noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Garage Interior: Garage Cabinets/Workbench Not Inspected

There were cabinets and/or a workbench area in the garage that seems would remain with the property. This area was not inspected as these cabinets are often repurposed from older installations.

Garage Door(s): Garage Door Type(s)

Aluminum Sectional

Garage Door(s): Garage Door Information

The garage door(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Opener Drive Type

LiftMaster - Side Mount

Garage Door Opener(s): Control(s) Proper Height

Yes



Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Door Safety: Resistance Not Tested

EXCL - The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing

garage door. Photoelectric eyes, and the ability to auto-reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Garage Door Safety: Warning Labels Observed

None

The following four warning labels should be present on or around garage door assemblies:

- 1. a spring warning label, attached to the spring assembly;
- 2. a general warning label, attached to the back of the door panel;
- 3. a warning label attached to the wall in the vicinity of the wall control button, and;
- 4. a tension warning label, attached to garage door's bottom bracket.

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead), 1/2" if no living areas are overhead. No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved fire rated foam or sealant. **These items are recommended to be upgraded for safety if not present**, and a qualified contractor can be consulted for more information.

Garage Separation: Door Type	Garage Separation: Proper Separation Door Present	Garage Separation: Separation Wall(s) Material
Steel (1 3/8" Thick)	Yes	Drywall
Garage Separation: Proper Separation Wall(s) Present	Garage Separation: Ceiling Material	Garage Separation: Proper Ceiling Separation Present
Presumed	Drywall	Yes (Presumed)

Garage Separation: Door Information - Separation

Current standards require that door(s) in between living areas and the garage are constructed of steel or solid wood, measuring at least 1 3/8 inches thick or that the door is 20-minute fire rated. **Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.**

Garage Separation: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. **Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.**

Garage Separation: Ceiling Information - Separation

The overhead framing in the garage is required to be covered with 5/8" type X drywall if living areas are overhead, and 1/2" drywall if no living areas are overhead, and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence or lack of drywall will be reported on. **Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended for safety.**

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. **Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and/or significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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

Insulation: Insulation Information

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

16: FOUNDATION AREA

Information

Foundation General Information:

Foundation Type

Slab On Grade

Foundation General Information: Visual Limitations Information

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

Slab Condition: Slab Information

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

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

17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

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

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

Exterior Areas - WMC: Exterior Leaks Information

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

Interior Areas - WMC: Moisture

Stains Present on Ceilings

Not at Visible Portions

Interior Areas - WMC: Moisture Stains Information

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

Plumbing Leaks - WMC: Plumbing

Leaks Present?

Not at Visible Portions

Plumbing Leaks - WMC: Plumbing Leaks Information

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

Roof Structure - WMC: Indications of Condensation Present?	Roof Structure - WMC: Indications of Leak(s) Present?
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Not at Visible Portions

Not at Visible Portions

Roof Structure - WMC: Roof Leaks & Condensation Information

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

Foundation - WMC: Indications of Moisture at Visible Portions	Foundation - WMC: Indications of Condensation at Visible Portions
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None Visible

Not at Visible Portions

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

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

Foundation - WMC: Slab Moisture Information

LMT - The base of the interior perimeter walls were inspected looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water/moisture intrusion was present at visible portions at the time of inspection unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate at a future time due to heavy rain or other changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into the home.

18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

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

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

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

Exterior Hardscapes & Flatwork - CSM: Hardscape Cracks Present?

Yes, Heavy, Cracks with Displacement

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

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

Exterior Walls - CSM: Exterior Wall Crack(s) Present?	Interior Areas - CSM: Interior Indications of CSM's Present
Not at Visible Portions	Not at Visible Portions

Interior Areas - CSM: Interior CSM Information

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

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

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

Recommendations

18.2.1 Exterior Hardscapes & Flatwork - CSM

CRACKING - SIGNIFICANT

 Significant Defect, Safety Items

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

Recommendation
Contact a qualified concrete contractor.

19: ENVIRONMENTAL INFORMATION

Information

Odors Present: Odors Information

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

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Radon: Radon Testing Information

Short-term testing was conducted that ran for a minimum of 48 hours using an active radon monitor that tests hour by hour readings of the radon levels. These hourly readings are then averaged together to produce a 48 hour short-term result.

If the levels are at or over 4.0 pCi/L the EPA recommends that the home should have a mitigation system installed. More information can be found in the document: "Home Buyer's and Seller's Guide to Radon" found on the [EPA's website](#).

Radon: Radon Testing Location	Radon: Radon Level
Living Room	Less Than 4.0 pCi/L

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc.) that contain asbestos. In accordance with the Standards of Practice, these items are not reported during a home inspection. **If I see obvious signs of a material that I believe may contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead-based. In accordance with the Standards of Practice lead-based paint is not reported on or tested for during a home inspection. **If lead-based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

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

Fungal Growth: Possible Fungal Growth Present

Not at Visible Portions

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

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