

Home Inspection Report For Joe Homeowner 1234 Anystreet, Anytown, IL 60600





All American Home Inspection Services, Inc.

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Illinois Entity License# 4510000527 Exp: 11/30/2008

Joe Homeowner
4321 Anystreet
Anytown, IL 60600

10/26/2006

Dear Homeowner,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,

Jeffrey Harness
All American Home Inspection Services, Inc.
Illinois Entity License# 4510000527 Exp: 11/30/2008

SUMMARY

ROOFING

Main Roof

INFORMATION - The shingles are curled. In my opinion this indicates that the shingles are in the later stage of their expected life span. I recommend you start to prepare for a new roof. Because of height I could not take a picture of this item.

INFORMATION - In my opinion, based on the condition of the roofing the existing roof should be removed prior to installation of a new roof.

Garage Roof

INFORMATION - The shingles are curled. In my opinion this indicates that the shingles are in the later stage of their expected life span. I recommend you start to prepare for a new roof.

INFORMATION - In my opinion, based on the condition of the roofing the existing roof should be removed prior to installation of a new roof.

Chimney Flashing

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

EXTERIOR

Gutters

MAINTENANCE - Debris is blocking water flow from the gutters. In my opinion this can cause various damage including the increased potential for water leakage into the home if not corrected and cleaned out.

Downspouts

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

Soffit

REPAIR or REPLACE - Sections of the soffit is loose. In my opinion this can increase the chances for further damage to the building. I recommend that you contact a qualified contractor to mitigate the situation.

Wall Surfaces

MAINTENANCE - Vines are growing on the walls of the house. In my opinion vines give access to insects and moisture damage to the house. I believe this can damage the building if it is not removed. Appropriate corrective action is recommended by a qualified contractor.
necessary.

INFORMATION - There has been one or more repairs to stucco walls on this house. I cannot determine the extent of damage previously or if the repairs were made professionally. I would ask for any information about past repairs to the home including the stucco.

Foundation Walls

REPAIR or REPLACE - Cracking observed in the foundation. Cracked foundations can lead to water seepage and related water damages. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Cracking can be a symptom of structural issues. Appropriate corrective action is recommended by a qualified contractor.

Landscaping

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

MAINTENANCE - Tree branches are overhanging the building. In my opinion this may promote the root structure to push into the building and allow tree branches to damage the roofing materials. I recommend that you contact a qualified landscaping architect / contractor for additional advice and appropriate corrective action.

SUMMARY

EXTERIOR

Walkout Basement

INFORMATION - The outside walkout exit has a drain at the base. These drains can easily be clogged with leaves or debris. Failure to keep them clean will cause water to enter the basement. Periodically check the drain to ensure that it is free and clear.

Porches

SAFETY - The ledger board does not appear properly attached to the building at back porch. In my opinion, this can result in a ledger board failure and a collapse. This is considered an unsafe condition and immediate repair is recommended by a qualified contractor.

SAFETY - Joist hangers are not installed. Lack of joist hangers can result in a structural problems and an unsafe condition. Correction by a qualified contractor is recommended.

Garage Overhead Door

The overall condition is acceptable for the overhead door but there is a cracked board below the header. This board is not a structural item but should be watched to make sure it doesn't fall and hurt someone.

STRUCTURE

Foundation

INFORMATION - Indicators of past repairs are present. I recommend you request any and all information regarding these repairs. It is not within the scope of this inspection to determine the appropriateness or effectiveness of any repairs or their sustainability.

REPAIR or REPLACE - One or more cracks are present in the foundation wall. In my opinion cracks can be found in most foundations. However, it can allow for water leakage. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Additional evaluation and appropriate corrective action by a qualified contractor is recommended.

ELECTRIC

Outlets

REPAIR or REPLACE - Receptacles are present that are not working. It is beyond the scope to determine why these receptacles are not working. Appropriate corrective action is recommended by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain receptacles read on the test meter to be 'reverse polarity'. Reverse polarity is considered to be improperly wired and a potential electrical shock hazard. Corrective action is needed by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain receptacles read on the test meter to be 'open ground'. Open ground is considered to be improperly wired and a potential electrical shock / fire hazard. Corrective action is needed by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain GFCI receptacles did not properly respond. A non functioning GFCI receptacle is considered to be an electrical shock / electrocution hazard. Corrective action is needed by a qualified electrician.

Smoke Detectors

UPGRADE / SAFETY: The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.

Carbon Monoxide Det

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations. Installation is recommended by a qualified contractor.

HEATING

Electric Wiring

SAFETY - Exposed line voltage wiring is present at the heating equipment. In my opinion this indicates improper wiring methods and is an increased electrical shock and fire hazard. Appropriate corrective action is needed by a qualified contractor.

SUMMARY

COOLING

Limitations

NOTICE - The outdoor temperature is / or has been consistently lower than 65 degrees. It is a generally recognized practice not to test a/c systems when the outdoor temperature is lower than 65 degrees since this can damage the a/c system. Due to the temperature, the a/c system was not tested and its condition and operating condition is unknown.

PLUMBING

Supply Piping

NOTICE - Some or all of the plumbing water pipes are galvanized. Galvanized pipes suggest an older plumbing system. It is not uncommon for galvanized pipes to become clogged with rust and debris. This can slow the flow of water, cause fluctuation when more than one fixture is in use, or other problems that affect the fixtures. Galvanized pipes also tend to corroded and leak. This inspection cannot predict if you will ever experience problems from the galvanized pipes but it is important to understand some of the issues associated with having a house utilizing galvanized water pipes.

Water Flow (Functional Flow)

REPAIR OR REPLACE - The water pressure is low in the upper bathroom when both the sink and shower are on at the same time. It is my opinion that this pressure is too low and pressure should be increased. I recommend that you contact a reputable plumber to mitigate this issue.

Sinks

REPAIR or REPLACE - The water flow (functional flow) at plumbing fixture in upper bath is weak. This may affect your ability to use the fixture as intended. This inspection cannot determine its cause, seriousness, if it is a localized fixture issue or an indicator or a more serious plumbing / piping problem. Appropriate corrective action is recommended by a qualified plumber.

Bathtubs

REPAIR or REPLACE - Mechanical / physical damage is present at the bathtub faucet handles they have a serious leak. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.

Kitchen Sink

REPAIR or REPLACE - The sink trap is corroded. Replacement is needed before leaking develops. Corrective action is needed by a qualified plumber.

Laundry Tub

REPAIR or REPLACE - There are indicators of a water leak. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Water Heater

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

INFORMATION - There is rust at the access door to the water heater. I cannot determine what the cause of this is. When changing the TPR valve ask the plumber if he can identify the problem which might be casing rust to develop in this area.

INTERIOR

Windows

SAFETY - There are several windows that are not operational. In my opinion this prevents use and prevents natural ventilation but perhaps more important is that it prevents an escape route in the event of an emergency. Repairs are recommended by a qualified contractor.

SUMMARY

INTERIOR

Exterior Doors

SAFETY - Door leading to the exterior at back is equipped with a doubled cylinder keyed dead bolt (needs a key from the inside of the house). In my opinion, this is a serious safety hazard in regards to entrapment and emergency egress. Appropriate corrective action is needed by a qualified locksmith.

Closet

SAFETY - The light fixture is an 'exposed' light bulb type and close to the shelving which will likely store combustibles. In my opinion this is a serious fire hazard concern. Appropriate corrective action is recommended by a qualified electrician.

APPLIANCES

Oven

REPAIR or REPLACE - The kitchen is equipped with a free standing oven. The oven is not equipped with an anti-tip bracket or other anti-tip device. In my opinion this can be dangerous with small children under certain circumstances (such as if they attempt to use the door as a step)which can lead to the oven flipping over. This can result in serious injury. Appropriate corrective measures recommended by a qualified appliance technician / contractor.

Dishwasher

REPAIR or REPLACE - The drain pipe from the dishwasher does not have a loop in the drain line. In my opinion this has the potential for drain water to flow backwards to the dishwasher and possibly cause contamination. Corrective action is recommended by a qualified appliance technician.

ROOFING

ROOFING LIMITATIONS

Roof Inspected By:

I used binoculars to inspect the roof.

Limitations:

DISCLAIMER - The roof is too high for me to gain entry. This is limiting my view of the roofing material. I can not be responsible for any defects that I can not see.

DISCLAIMER - The roofing is wet and too dangerous for me to climb on and inspect. This limitation does make it difficult for me to see all defects. I can not be responsible for any defects that I can not see.

Chimney:

DISCLAIMER - The chimney is too high for me to safely inspect. I can not be responsible for any defects that I can not see.

ROOFING DESCRIPTIONS

Main Roof:

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

Secondary Roof:

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

Garage Roof:

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

Chimney:

MASONRY WITH A METAL LINER - The chimney is made of masonry brick with a metal flue liner on the inside.

ROOFING INSPECTABLE ITEMS

Main Roof:

INFORMATION - The shingles are curled. In my opinion this indicates that the shingles are in the later stage of their expected life span. I recommend you start to prepare for a new roof. Because of height I could not take a picture of this item.

INFORMATION - In my opinion, based on the condition of the roofing the existing roof should be removed prior to installation of a new roof.

Garage Roof:

INFORMATION - The shingles are curled. In my opinion this indicates that the shingles are in the later stage of their expected life span. I recommend you start to prepare for a new roof.

INFORMATION - In my opinion, based on the condition of the roofing the existing roof should be removed prior to installation of a new roof.



Picture Date:10/26/2006 Comments:
Curled roofing

Chimney:

The overall condition is acceptable.

ROOFING INSPECTABLE ITEMS

Valley Flashing:

The overall condition is acceptable.

Hip & Ridge Flashing:

The overall condition is acceptable.

Roof to Wall Flashing:

The overall condition is acceptable.

Chimney Flashing:

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

Roof Vent Flashing:

The overall condition is acceptable.

Plumbing Stack Flashing:

The overall condition is acceptable.

EXTERIOR

EXTERIOR LIMITATIONS

Limitations:

DISCLAIMER - The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

EXTERIOR DESCRIPTIONS

Gutters:

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

Downspouts:

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

Soffit:

STUCCO - Stucco can be thought of as a thin coat of concrete.

Fascia:

WOOD - The fascia is made of wood. This type of material is prone to rot and should be well protected from water damage by keeping it well painted.

Windows:

The windows are double hung.

Wall Surfaces:

STUCCO - Stucco can be thought of as a thin coat of concrete. Much like plaster, it requires periodic maintenance as cracks develop. Annual inspections, maintenance, and repairs as needed will help extend the life span of the stucco

Walkways:

CONCRETE - The walkways are made of concrete.

Garage:

The garage is a two car detached garage.

EXTERIOR INSPECTABLE ITEMS

Gutters:

MAINTENANCE - Debris is blocking water flow from the gutters. In my opinion this can cause various damage including the increased potential for water leakage into the home if not corrected and cleaned out.



Picture Date:10/26/2006 Comments:
Gutters clogged with leaves.

EXTERIOR INSPECTABLE ITEMS

Downspouts:

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



Picture Date:10/26/2006 Comments: downspout is draining too close to the house.



Picture Date:10/26/2006 Comments: This downspout in front on East side drains next to the house.

Soffit:

REPAIR or REPLACE - Sections of the soffit is loose. In my opinion this can increase the chances for further damage to the building. I recommend that you contact a qualified contractor to mitigate the situation.



Picture Date:10/26/2006 Comments: Soffit on garage is loose.

Fascia:

The overall condition is acceptable.

Lot Topography:

The overall condition is acceptable.

Doors:

The overall condition is acceptable.

Windows:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Wall Surfaces:

MAINTENANCE - Vines are growing on the walls of the house. In my opinion vines give access to insects and moisture damage to the house. I believe this can damage the building if it is not removed. Appropriate corrective action is recommended by a qualified contractor.
necessary.

INFORMATION - There has been one or more repairs to stucco walls on this house. I cannot determine the extent of damage previously or if the repairs were made professionally. I would ask for any information about past repairs to the home including the stucco.



Picture Date:10/26/2006 Comments:
Vines growing on stucco wall in front.



Picture Date:10/26/2006 Comments:
Wall repair made to stucco.

Foundation Walls:

REPAIR or REPLACE - Cracking observed in the foundation. Cracked foundations can lead to water seepage and related water damages. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Cracking can be a symptom of structural issues. Appropriate corrective action is recommended by a qualified contractor.



Picture Date:10/26/2006 Comments:
Cracks in foundation wall in basement.



Picture Date:10/26/2006 Comments:
Patching of cracks in basement foundation wall.

EXTERIOR INSPECTABLE ITEMS

Landscaping:

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

MAINTENANCE - Tree branches are overhanging the building. In my opinion this may promote the root structure to push into the building and allow tree branches to damage the roofing materials. I recommend that you contact a qualified landscaping architect / contractor for additional advice and appropriate corrective action.



Picture Date:10/26/2006 Comments: Bush touching house.

Walkout Basement:

INFORMATION - The outside walkout exit has a drain at the base. These drains can easily be clogged with leaves or debris. Failure to keep them clean will cause water to enter the basement. Periodically check the drain to ensure that it is free and clear.

Walkways:

The overall condition is acceptable.

Porches:

SAFETY - The ledger board does not appear properly attached to the building at back porch. In my opinion, this can result in a ledger board failure and a collapse. This is considered an unsafe condition and immediate repair is recommended by a qualified contractor.

SAFETY - Joist hangers are not installed. Lack of joist hangers can result in a structural problems and an unsafe condition. Correction by a qualified contractor is recommended.



Picture Date:10/26/2006 Comments: Ledger board has only been nailed. Lag bolts should be used to fasten ledger to house.



Picture Date:10/26/2006 Comments: No joist hangers installed.

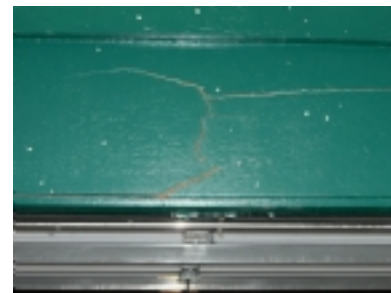
Garage Floors:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Garage Overhead Door:

The overall condition is acceptable for the overhead door but there is a cracked board below the header. This board is not a structural item but should be watched to make sure it doesn't fall and hurt someone.



Picture Date:10/26/2006 Comments:
Cracked board under header at garage
overhead door.
2 pictures.



Picture Date:10/26/2006

Door Opener:

The overall condition is acceptable.

Garage Man Door:

The overall condition is acceptable.

STRUCTURE

STRUCTURE LIMITATIONS

Limitations:

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

DISCLAIMER - I was not able to inspect the roof space due to access limitations. I can not be responsible for any defects that I can not see.

STRUCTURE DESCRIPTIONS

Configuration:

Basement

Foundation:

Poured concrete

Post:

Wood

Beams:

Wood

Floor Construction:

Wood Joist

Bridging:

Not Visible

Sub-Flooring:

Not Visible

Walls:

Wood Frame

Roof Framing:

Not Visible

STRUCTURE INSPECTABLE ITEMS

Footings:

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

Foundation:

INFORMATION - Indicators of past repairs are present. I recommend you request any and all information regarding these repairs. It is not within the scope of this inspection to determine the appropriateness or effectiveness of any repairs or their sustainability.

REPAIR or REPLACE - One or more cracks are present in the foundation wall. In my opinion cracks can be found in most foundations. However, it can allow for water leakage. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Additional evaluation and appropriate corrective action by a qualified contractor is recommended.

Sill Plates:

This component was unable to be inspected due to finished ceiling in basement.

Post:

The overall condition is acceptable.

Beams:

The overall condition is acceptable.

STRUCTURE INSPECTABLE ITEMS

Floor Construction:

This component was unable to be inspected due to finished ceiling in basement.

Bridging:

This component was unable to be inspected due to finished ceiling in basement.

Sub-Flooring:

This component was unable to be inspected due to finished ceiling in basement.

Walls:

This component was unable to be inspected due to finished walls in basement.

Stairway:

The overall condition is acceptable.

Roof Framing:

This component was unable to be inspected.

Roof Sheathing:

This component was unable to be inspected.

ELECTRIC

ELECTRIC LIMITATIONS

Limitations:

DISCLAIMER - Smoke detectors are not tested for operation.

ELECTRIC DESCRIPTIONS

Service Entrance:

Overhead

Service Size:

100 amps 110/220 volts

Main Disconnect Location:

Outside

Main Disconnect Size:

100 amps

Distribution Panel:

Breakers

The panel is rated for 100 amps.

Sub-Panel Locations:

Basement

System Grounding:

The ground wire is attached to the plumbing system.

Distribution Wiring:

Copper Insulated in Plastic

Outlets:

15 amp outlets

20 amp outlets

GFCI Outlets

ELECTRIC INSPECTABLE ITEMS

Service Entrance:

The overall condition is acceptable.

Main Disconnect Panel:

The overall condition is acceptable.

Distribution Panel:

The overall condition is acceptable.

Fuses / Breakers:

The overall condition is acceptable.

System Grounding:

The overall condition is acceptable.

Distribution Wiring:

The overall condition is acceptable.

ELECTRIC INSPECTABLE ITEMS

Outlets:

REPAIR or REPLACE - Receptacles are present that are not working. It is beyond the scope to determine why these receptacles are not working. Appropriate corrective action is recommended by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain receptacles read on the test meter to be 'reverse polarity'. Reverse polarity is considered to be improperly wired and a potential electrical shock hazard. Corrective action is needed by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain receptacles read on the test meter to be 'open ground'. Open ground is considered to be improperly wired and a potential electrical shock / fire hazard. Corrective action is needed by a qualified electrician.

SAFETY - Of the representative sampling of wall receptacles, certain GFCI receptacles did not properly respond. A non functioning GFCI receptacle is considered to be an electrical shock / electrocution hazard. Corrective action is needed by a qualified electrician.

Switches:

The overall condition is acceptable.

Lights:

The overall condition is acceptable.

Smoke Detectors:

UPGRADE / SAFETY: The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.

Carbon Monoxide Det:

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations.

Installation is recommended by a qualified contractor.

HEATING

HEATING LIMITATIONS

Limitations:

DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect.

DISCLAIMER - The radiator / zone valves are not tested. I cannot be responsible for any defects that I cannot inspect.

DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

DISCLAIMER - Safety devices are not tested. I can not be responsible for any defects that I can not inspect.

HEATING DESCRIPTIONS

Fuel:

Gas

Main Gas Shut Off:

The main gas shut off valve is located on the outside of the building.

Gas Piping:

Black Iron

Type of Heating System:

Hot water boiler

Efficiency:

Conventional

Approximate Age:

The furnace is in its third quarter of its expected life.

Failure Probability:

Low

HEATING INSPECTABLE ITEMS

Gas Piping:

The overall condition is acceptable.

Gas Valve:

The overall condition is acceptable.

Pilot Light:

The overall condition is acceptable.

Heat Shield:

The overall condition is acceptable.

Gas Burner:

The overall condition is acceptable.

Vent:

The overall condition is acceptable.

Barometric Damper:

The overall condition is acceptable.

Combustion Air:

The overall condition is acceptable.

Clearance From Combustibles:

The overall condition is acceptable.

HEATING INSPECTABLE ITEMS

Vent Damper:

The overall condition is acceptable.

Thermostat:

The overall condition is acceptable.

Heat Exchanger:

This component was unable to be inspected.

Boiler:

The overall condition is acceptable.

Expansion Tank:

The overall condition is acceptable.

Pressure Relief Valve:

The overall condition is acceptable.

Pressure Reducing Valve:

The overall condition is acceptable.

Back Flow Preventer:

The overall condition is acceptable.

Pumps:

The overall condition is acceptable.

Radiators:

The overall condition is acceptable.

Pipes:

The overall condition is acceptable.

Electric Wiring:

SAFETY - Exposed line voltage wiring is present at the heating equipment. In my opinion this indicates improper wiring methods and is an increased electrical shock and fire hazard. Appropriate corrective action is needed by a qualified contractor.



Picture Date:10/26/2006 Comments: BX connector needs to be reconnected.

Chimney Liner:

This component was unable to be inspected.

COOLING

COOLING LIMITATIONS

Limitations:

NOTICE - The outdoor temperature is / or has been consistently lower than 65 degrees. It is a generally recognized practice not to test a/c systems when the outdoor temperature is lower than 65 degrees since this can damage the a/c system. Due to the temperature, the a/c system was not tested and its condition and operating condition is unknown.

COOLING DESCRIPTIONS

Type of System:

Evaporative Cooler

Cooling Capacity:

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

Approximate Age:

The unit is in its first quarter of its expected life span

COOLING INSPECTABLE ITEMS

Outdoor Coil:

The overall condition is acceptable.

Indoor Coil:

This component was unable to be inspected due to access limitation into the roof space.

Compressor:

This component was unable to be inspected.

Refrigerant Lines:

This component was unable to be inspected.

Condensate Drain:

The overall condition is acceptable.

Outdoor Fan:

This component was unable to be inspected.

Whole House Fan:

This component was unable to be inspected.

Evaporative Cooler:

This component was unable to be inspected.

PLUMBING

PLUMBING LIMITATIONS

Limitations:

DISCLAIMER - The overflow devices are not tested as part of the home inspection. These are considered back emergency devices to reduce overflow damage. Since they don't get used, they often dry up and have minor leaks. Since I am aware of this common problem and I have no wish to damage the property, I do not test these devices. I can not and will not be held liable should a defect exist here.

DISCLAIMER - No water valve is tested during the inspection. Valves are designed for emergency use and repairs only. These valves have a high tendency to leak when turned. I can not and will not be responsible for any defects that are present.

PLUMBING DESCRIPTIONS

Service Piping Into House:

Lead

Supply Piping:

Galvanized Steel

Waste Piping:

Galvanized
Cast Iron

Location of Main Shut Off:

The main shut off is located in the basement

Water Heater:

Conventional Gas Fired

PLUMBING INSPECTABLE ITEMS

Service Piping Into House:

INFORMATION - The water main service pipe is made of lead. Many people have concerns over lead water pipes and the possibility of lead contamination in the water system. Ingestion of lead is a known health hazard and can cause illness including irreparable brain damage especially to babies and children. If this is a concern to you I suggest you have the water tested by a qualified water quality technician / lab and contact the local health department. You might also find useful information from the EPA and their websites. This inspection does not determine the quality of the water in this home including but not limited to lead levels or other contamination.

Supply Piping:

NOTICE - Some or all of the plumbing water pipes are galvanized. Galvanized pipes suggest an older plumbing system. It is not uncommon for galvanized pipes to become clogged with rust and debris. This can slow the flow of water, cause fluctuation when more than one fixture is in use, or other problems that affect the fixtures. Galvanized pipes also tend to corroded and leak. This inspection cannot predict if you will ever experience problems from the galvanized pipes but it is important to understand some of the issues associated with having a house utilizing galvanized water pipes.

Water Flow (Functional Flow):

REPAIR OR REPLACE - The water pressure is low in the upper bathroom when both the sink and shower are on at the same time. It is my opinion that this pressure is too low and pressure should be increased. I recommend that you contact a reputable plumber to mitigate this issue.

Waste Piping:

The overall condition is acceptable.

Venting:

The overall condition is acceptable.

Outdoor Spigots:

This component was unable to be inspected. The water was shut off to the spigots due to the colder weather.

PLUMBING INSPECTABLE ITEMS

Sinks:

REPAIR or REPLACE - The water flow (functional flow) at plumbing fixture in upper bath is weak. This may affect your ability to use the fixture as intended. This inspection cannot determine its cause, seriousness, if it is a localized fixture issue or an indicator or a more serious plumbing / piping problem. Appropriate corrective action is recommended by a qualified plumber.

Toilets:

The overall condition is acceptable.

Bathtubs:

REPAIR or REPLACE - Mechanical / physical damage is present at the bathtub faucet handles they have a serious leak. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.

Kitchen Sink:

REPAIR or REPLACE - The sink trap is corroded. Replacement is needed before leaking develops. Corrective action is needed by a qualified plumber.



Picture Date:10/26/2006 Comments: Corroded trap

Laundry Tub:

REPAIR or REPLACE - There are indicators of a water leak. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Water Heater:

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

INFORMATION - There is rust at the access door to the water heater. I cannot determine what the cause of this is. When changing the TPR valve ask the plumber if he can identify the problem which might be causing rust to develop in this area.



Picture Date:10/26/2006 Comments: Pipe is too small and has a kink in it.



Picture Date:10/26/2006 Comments: Rust

INTERIOR

INTERIOR LIMITATIONS

% of Foundation Not Visible:

40%

Limitations:

DISCLAIMER - Personal storage limits the inspection. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - No comments are made on cosmetic items.

DISCLAIMER - The security system is not part of the home inspection standards of practice.

DISCLAIMER - The drain tile is not visible. I can not be responsible for items that I can not see.

DISCLAIMER - I am unable to determine the quality of the chimney draw.

DISCLAIMER - I am unable to see the inside of the flue. I can not be responsible for items that I can not see.

INTERIOR DESCRIPTIONS

Major Floor Finishes:

Hardwood Flooring
Ceramic

Major Wall Finishes:

Plaster

Major Ceiling Finishes:

Plaster

Exterior Doors:

WOOD - The exterior doors are made of wood.

Interior Doors:

WOOD - The Interior doors are solid core wood.

INTERIOR INSPECTABLE ITEMS

Major Floor Finishes:

The overall condition is acceptable.

Major Wall Finishes:

The overall condition is acceptable.

Major Ceiling Finishes:

The overall condition is acceptable.

Windows:

SAFETY - There are several windows that are not operational. In my opinion this prevents use and prevents natural ventilation but perhaps more important is that it prevents an escape route in the event of an emergency. Repairs are recommended by a qualified contractor.

Exterior Doors:

SAFETY - Door leading to the exterior at back is equipped with a doubled cylinder keyed dead bolt (needs a key from the inside of the house). In my opinion, this is a serious safety hazard in regards to entrapment and emergency egress. Appropriate corrective action is needed by a qualified locksmith.



Picture Date:10/26/2006 Comments:
Double cylinder deadbolt.

INTERIOR INSPECTABLE ITEMS

Interior Doors:

The overall condition is acceptable.

Cabinets:

The overall condition is acceptable.

Interior Trim Work:

The overall condition is acceptable.

Staircase:

The overall condition is acceptable.

Closet:

SAFETY - The light fixture is an 'exposed' light bulb type and close to the shelving which will likely store combustibles. In my opinion this is a serious fire hazard concern. Appropriate corrective action is recommended by a qualified electrician.

APPLIANCES

APPLIANCES LIMITATIONS

Limitations:

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

I do not report as to how well an appliance works. I only report if it is functioning at the time of the inspection. At the final walk through. All the appliances should be tested as to their operation.

APPLIANCES DESCRIPTIONS

Range:

The range operates with gas.

Oven:

The oven operates with gas.

APPLIANCES INSPECTABLE ITEMS

Range:

The overall condition is acceptable.

Oven:

REPAIR or REPLACE - The kitchen is equipped with a free standing oven. The oven is not equipped with an anti-tip bracket or other anti-tip device. In my opinion this can be dangerous with small children under certain circumstances (such as if they attempt to use the door as a step)which can lead to the oven flipping over. This can result in serious injury. Appropriate corrective measures recommended by a qualified appliance technician / contractor.

Exhaust Vents:

This component was not present or able to be inspected.

Dishwasher:

REPAIR or REPLACE - The drain pipe from the dishwasher does not have a loop in the drain line. In my opinion this has the potential for drain water to flow backwards to the dishwasher and possibly cause contamination. Corrective action is recommended by a qualified appliance technician.



Picture Date:10/26/2006 Comments: Smaller white plastic pipe to the right should have a loop in it and be above the drain on the sink to prevent water from draining back into the dish washer.

Door Bell:

The overall condition is acceptable.

Refrigerator:

The overall condition is acceptable.

Clothes Washer:

The overall condition is acceptable.

Clothes Dryer:

The overall condition is acceptable.