



## Inspection Report

### 2-flat Example Chicago IL

**Client's Name:**  
Michelle Teague



### All About Homes, LLC

**Michelle Teague 450.0001071  
1725 W. Granville Ave.  
Chicago, IL 60660  
312-371-7414 Phone  
[www.allabouthomeschicago.com](http://www.allabouthomeschicago.com)  
[michelle@michelleinspects.com](mailto:michelle@michelleinspects.com)**

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# General Summary



## **Property Inspected**



2-flat Example

Chicago IL

## 2. Exterior

### C. Masonry/Stucco


#### Deferred Maintenance

-  (1) The windows and doors on the face-brick sides of the home have steel lintels that support the masonry above the openings in the walls. The area above windows and doors is a natural drainage point for a masonry wall. Therefore it is important that water inside the walls be able to escape above the doors and windows. When the steel lintels are wrapped with aluminum and then caulked, as they have been on this home, water can become trapped on the lintels which leads to premature failure of the lintels. We recommend that all caulking be removed so that the lintels can "breathe". Consult with a qualified mason to make all repairs.
-  (2) Some areas on the brick walls need to be tuck pointed. Tuck pointing is recommended when any of the following conditions exist: 1) there is at least 1/4 inch mortar loss between bricks, 2) cracks are large enough to slide a business card through, and/or 3) the bricks are in any way deteriorated or damaged. Old mortar should be ground out prior to installing new mortar. If new mortar is installed without first grinding out the old mortar, the new mortar will not adhere properly. Be sure to obtain multiple estimates for work and hire only reputable and experienced masons.

The areas in need of tuck pointing the most include the base of the west wall (see photos 1/2) and the interior of the front parapet (photo 3).



### I. Exterior Outlets

#### Safety Concern

-  The exterior outlet at the front door is not resetting properly. As a result there is no power to this outlet. Please replace the GFI and make sure that all wiring is correct. Also replace the water proof cover. Consult with a qualified contractor.

### L. Catch Basin/Sewer Line

#### Repair/Replace

-  (2) We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.
-  (3) The drain line in the catch basin no longer has a trap. This will allow debris in the basin to run through the drain line. We recommend adding a trap on this drain line. Consult with a qualified plumber to install a trap.

## 3. Roofing, Gutters and Drainage

### C. Gutters

#### Repair/Replace



(1) There is unusual wire mesh in the gutter area on the east side of the home where the pitched section of roof meets the brick wall. It appears that this may have been added to keep critters out of the soffits. Please provide an explanation for the presence of this wiring. If this is present to keep critters out of the soffits then we recommend removing this mesh and working with a gutter contractor to repair the damaged soffit wrapping and fill all holes as necessary.

### E. Roof Condition

#### Repair/Replace



(1) The silver coating on the roof is worn. The silver coating is important because it reduces cracking in the membrane and reflects the sun. Consult with a qualified roofer to apply a new silver coating on this roof.

### H. Flashings

#### Repair/Replace



(1) There are 3 basic ways to connect a roof to the parapet walls.

- The preferred method is to roll the membrane over the top of the masonry and then install the wall caps. This keeps water from seeping through the caps and running into the walls. It also prevents the membrane from separating from the wall when it is attached vertically.

- The next best method is to use metal termination bars to attach the roofing membrane onto the vertical parapet wall. The termination bars need to be properly fastened and caulking.

- The least desirable way to connect the membrane is to use tar at the top edge of the roofing membrane on the vertical wall surface. As the tar fails/cracks the roofing membrane can pull away from the masonry and this can lead to leaking.

On this roof, termination bars have been used but they are not properly secured to the roofing membrane so they are not preventing the roof from separating from the parapet walls. Either add properly installed termination bars or roll the roofing membrane under the wall caps.



(2) Consult with a qualified roofer to make the following repairs to the roof flashings:

- The roofing material over the back porch is not well connected to the masonry or the sides of the porch. Photos 1/2

- The flashings are cracking around the vents in the roof. Photo 3

- Tar has been used around the chimneys. Tar is not a recommended flashing because it will crack and leaking can occur. Photo 4


- The roofing membrane is cracking in the front corners of the roof. Photo 5

- The tile roof is not well connected the south masonry wall. Tar has been used here and it is cracking. Photos 6/7

## 4. Chimneys


### B. Chimney Caps

#### Safety Concern

-  This chimney does not have a cap or screen. As a result debris and critters can enter the chimney. Chimney blockages can be very dangerous because flue gases can back up into a home. We highly recommend adding a proper chimney cap for the boiler and water heater chimney. Consult with a qualified chimney sweep.

### E. Chimney Liner


#### Safety Concern

-  The boiler and water heater are relatively new. Newer gas appliances require smaller chimney flues than were originally built in homes of this age. To make old chimney's smaller, metal liners can be added inside old flues. The boiler/water heater chimney is not properly lined. Part of the flue is not lined at all and part has a heavily deteriorated clay liner. If the flue is not sized correctly or if there is deterioration, then the gas appliances may not draft properly and flue gases can end up in the home. Consult with a qualified chimney contractor to install a proper flue liner.

## 5. Cooling

### A. Window/Wall Units


#### Safety Concern, Minor Repair/Replace

-  (2) All of the top floor units (3) are plugged in with extension cords. The window units need to be plugged directly into wall outlets that are grounded. Consult with an electrician to add the proper outlets within reach of the AC units.

## 6. Garage




### H. Garage Interior Electrical

#### Safety Concern

-  There is an electrical panel in the garage that has loose and exposed live wiring. See photo. The wiring that is here is not safe and does not appear necessary. Consult with a qualified electrician to remove this panel and properly wire the garage outlets and lighting. Be sure the outlets are GFI protected.

### L. Overhead Door


#### Safety Concern, Repair/Replace

-  (1) The overhead door for the garage is not running smoothly on its track. Consult with a garage door contractor to adjust this door.
-  (2) The springs for the garage door need safety cables installed. Safety cables are metal wires that run through the middle of the springs and attach at the ends. If the spring breaks and safety cables are installed then the springs cannot damage anyone or anything in the garage. Install safety cables.
-  (3) The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

## 7. Electrical System


### D. Grounding

#### Safety Concern

-  The 2nd floor panel is grounded but the 1st floor panel is not connected to the 2nd floor panel. Consult with a qualified electrician to make sure both panels are properly grounded.

### I. Conduit


#### Deferred Maintenance

-  Most older homes that have not been fully renovated still have some original wiring. Because we cannot see in the walls, we cannot determine the full extent of the original wiring. We were able to see the conduit for cloth wiring in the basement, which indicates the presence of original wiring. We expect that most wiring in the walls is older. We always recommend further evaluation of the older wiring by a licensed electrician in order to determine the extent of older wiring in the home and to determine the condition and need for replacement of this wiring.

In general, it is very important that old wiring not be overloaded. When the power draw is too high on old wiring, the wires can become brittle and fray in the walls. This can lead to arcing (sparking) and fire. It is important that all wiring be upgraded in the areas where there is heavy electronic usage (offices, kitchens, entertainment areas etc).


### J. House Wiring Type and Condition

#### Safety Concern

-  Add covers over all exposed wiring throughout the home. All switch boxes, outlets and junction boxes should be covered so that no wiring is exposed. Exposed wiring noted throughout the units and garage.

### K. Arcing

#### Safety Concern

-  There is a neutral wire in the 2nd floor panel that has arced. Have this repaired by a qualified electrician.

## 8. Plumbing and Water Heating Systems

### D. Supply Pipe Condition

#### Deferred Maintenance



It appears that the majority of water supply plumbing in this home is galvanized steel. This type of plumbing is very common in older homes. Galvanized plumbing will corrode inside the piping. As a result, the pipe becomes smaller and water pressure is reduced. Most old homes with galvanized plumbing will have noticeable water pressure reductions when multiple plumbing fixtures are operated simultaneously. Some homes have generally low pressure even when only one fixture is operating. As the piping continues to age, water pressure reductions will continue. Galvanized plumbing is also prone to leaking as the interior corrosion makes its way through the piping. Monitor for leaking and water pressure changes. Expect to replace the galvanized plumbing with copper plumbing as it continues to age.

### F. Vent Pipe Condition

#### Repair/Replace



The pipe in the photos is likely the vent for the kitchen drain. It is held together with duct tape and has holes in it. Consult with a qualified plumber to replace this pipe.

### I. Sump Pumps

#### Questions/Information



There is a pit in the basement with a pump. Why is this pit here? It does not appear that there are any drain tiles around the foundation. Was this installed to manage water if a flood occurs? The water in the pit was very stagnant and had a foul odor. We recommend adding a solid cover over the pit and a vent into the plumbing stack so that all odors are removed from the basement. Consult with a qualified plumber.

## 10. Boilers

### M. Operation

#### Repair/Replace



Boilers should be serviced annually before heating season begins. A proper tune-up and cleaning should include vacuuming the interior of the machine. This machine does not appear to have been serviced within the past year, so a full tune-up and cleaning is recommended by a licensed and qualified HVAC contractor.

## 11. Basement

### B. Environmental Concerns

#### Safety Concern



A mold-like substance was visible on some interior walls and on some parts of the foundation. Mold can only be present when there is water and a food source for the mold. See the Moisture Section of this report for more information regarding the moisture. Once the moisture source is identified and stopped, then all materials that were wet should be removed/remediated by a licensed mold remediation contractor.

### E. Moisture Intrusion

#### Repair/Replace, Questions/Information




There are water lines on the interior basement walls (and as noted above a mold-like substance in some areas). These types of marks typically indicate that a flood occurred. When and why did this basement flood? What was done to prevent future flooding?

## 13. Bathrooms

### I. Electrical Outlet Condition



#### Safety Concern

-  GFI protection is required on all bathroom outlets. None of the bathroom outlets have GFI protection. Consult with a qualified electrician to install proper GFI protection. 1 on 1st floor

## 14. Kitchen

### I. Electrical Outlet Condition


#### Safety Concern

-  (1) GFI protection is required on all counter top outlets. Consult with a licensed contractor to install GFI protection on all required outlets. Both kitchens.
-  (2) The outlet in the 1st floor kitchen is mis-wired. In this case, the hot and neutral wires are reversed. This can lead to a safety hazard at the outlet. Consult with a qualified electrician to repair the wiring.

## 15. Interior

### J. Electrical Outlet Condition

#### Safety Concern

-  Many outlets in both units are mis-wired. In this case, the hot and neutral wires are reversed, the outlet is not properly grounded and/or the outlet is dead. The mis-wired outlets we found were marked with blue tape. We recommend re-checking all outlets once personal items are removed. Expect to find more mis-wirings. Consult with an electrician to make all necessary repairs so that all outlets are properly wired, grounded and secured to the walls.

## 17. Smoke and Carbon Monoxide Detectors


### A. Smoke Detectors

#### Safety Concern

-  We recommend adding a new smoke detector in the basement.

### B. Carbon Monoxide Detectors

#### Safety Concern

-  Install a carbon monoxide detector on the second floor and in the basement.

<b>Date:</b> 7/13/2011	<b>Time:</b> 12:30 PM	<b>Report ID:</b> 20110713b
<b>Property:</b> 2-flat Example Chicago IL	<b>Customer:</b> Michelle Teague	<b>Real Estate Professional:</b>

### **Comment Key or Definitions**

The following definitions apply to this report. All comments should be read and considered before the close of attorney review. All items in need of repair or replacement should be further evaluated by a qualified and licensed contractor. We recommend obtaining at least three estimates and opinions before contracting for any major repairs. Please consider all costs for further inspections as well as the actual repair/replacement costs prior to the close of the attorney review period.

**Inspected/Satisfactory (SAT)** = We were able to visually inspect the majority of the component and it appeared to be functioning within normal limits.

**Significant Repair/Replace (SIG)** = Expect repair or replacement costs to exceed \$2000. Obtain at least three estimates prior to contracting for work.

**Repair/Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Costs for items in this category generally range from \$300 to \$2000.

**Minor Repair/Replace (MIN)** = Minor repairs or replacement may be necessary. Items in this category will generally cost less than \$300 to correct.

**Deferred Maintenance (DM)** = This indicates that a significant component or system will likely need repair or replacement anytime within the next five years. We recommend obtaining cost estimates now to allow for proper budgeting.

**Questions/Information (QU)** = We recommend obtaining the answers to these questions prior to the close of attorney review.

**Not Inspected (NI)** = We were unable to inspect this item, component or unit. Therefore no statement can be made about its ability to function as intended.

**Not Present (NP)** = This item, component or unit is not present on this property.

### **Important Note - Inspection Summary and Report**

The summary page of this report is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Pre-Inspection Agreement and the Overview to a Home Inspection, must be carefully read to fully assess the findings of the inspection. The summary page is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by an attorney or real estate agent.

We highly recommend that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated and repaired by a licensed/qualified contractor PRIOR TO THE CLOSE OF ATTORNEY REVIEW. Further evaluation PRIOR to the close of attorney review is recommended so a licensed professional can further evaluate our concerns and inspect the remainder of the components/systems for ADDITIONAL concerns that may be outside our area of expertise or the scope of a home inspection. Please call our office for any clarifications or further questions.

Additionally, please excuse any typos that may be found in this report. In the interest of everyone's time during the inspection we are unable to correct all typographical errors during the inspection.

### **Inspection Versus Warranty - An Inspection Is Not A Warranty**

A home inspection is just what the name indicates, an inspection of a home. The purpose of the inspection is to determine the condition of the various systems and structures of the home at the time of the inspection. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will identify every minute defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home at the time of the inspection. This opinion is arrived at by the best technical methods available in the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer or home owner that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that All About Homes has provided is an inspection. We make no warranty of this property. If you would like warranty coverage, consult with your real estate agent or directly with a home warranty company.

### Older Homes

This home is considered to be a vintage home. It is common to have systems that no longer comply with current code. This is not a new home and therefore cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Determining the date when water damage occurred is not possible. Sometimes in older homes there are signs of damage to wood from wood eating insects. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always hire a licensed contractor for all repairs.

**Type of building:**

Multi-family, 2-flat

**Style of Home:**

Vintage brick

**Occupancy:**

Occupied

**Approximate age of building:**

81 to 100 Years

**Addition Visible:**

Enclosed back porch

**Home/Building Faces:**

South

**Temperature:**

56 to 99 degrees

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Yes

**In Attendance:**

Client, Seller's agent, Client's agent

**Standards of Practice:**

ASHI American Society of Home Inspectors, Illinois

**Inspection Fees:**

\$150 Per Hour, Final Price To Be Determined

**Radon Test:**

No

# 1. Grounds

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | **A. General Access**

**Access:** Able to access all sides

| | |  | | | | | | **B. Walkways**

**Walkways:** Concrete, Seal where walkway meets foundation

Seal the west walkway where it meets the building's foundation. This will help prevent water from seeping into the foundation. Wider joints should be cleaned and filled with expansion foam or a backer rod and then caulked.

| |  | |  | | | | **C. Porches**

**Porch:** Enclosed back porch - no view of structural elements

(1) The back porch has been enclosed and most of the structural elements are covered and not visible for inspection. Older porches typically do not have adequate structural bracing. Consult with a qualified decking contractor to add bracing to connect all structural elements so that the porch meets current safety standards. Replace all deteriorated wood. At a minimum structural bracing should include bolts and braces to connect the beams into the columns, bolts and braces to connect the columns splices, bolts to secure the stair stringers and joist hangers to support toe-nailed joists.

(2) Several joists on the exposed underside of the enclosed back porch are fire-damaged. When did a fire occur? These boards should be reinforced with sister boards. Consult with a qualified contractor.

Also, there is no insulation between these joists so the porch floor above will be very cold in the winter.



C. Picture 1 Fire damaged joists in NE corner

| |  | | | | | | **D. Decks**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Deck:** Wood

Please consult with a licensed porch contractor to make the following repairs to the back deck:

- The deck is not attached to the home. Monitor for movement and secure decking as needed to the porch framing.
- It appears that the deck columns are in contact with soil and may not have concrete footings. We cannot determine this for sure because the columns appear to pass through the concrete pad and we cannot determine what is under the concrete pad. Monitor for rot and settlement.

| |  | | | | | | **E. Handrails**

**Handrails:** Wood, Space between railings is too wide

There should be no more than 4 inches between the railing spindles (either vertical or horizontal). The railings on the back deck have wider gaps. Consult with a qualified contractor to add enough spindles that the spacing meets current requirements.

| | | | |  | | | **F. Fencing**

**Fencing:** Chain link, Older, Cannot determine what fencing belongs to this home

(1) The fencing is older and worn condition. Expect to replace.

(2) It is not always possible to determine which parts of the fence belong to this property and which parts belong to neighbors. Check the survey that will be provided at closing for property line information.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 2. Exterior

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | |  | | | **A. Additions**

**Additions:** Enclosed back porch


See porch notes.

| | | | | | | **B. Exposed Foundation**

**Exposed Foundation:** Brick

| | | | |  | | | **C. Masonry/Stucco**

**Masonry/Stucco:** Brick, Lintels wrapped and caulked, Tuck pointing needed

 (1) The windows and doors on the face-brick sides of the home have steel lintels that support the masonry above the openings in the

**SAT SIG SAF RR MIN DM QU NIV NP Items**

walls. The area above windows and doors is a natural drainage point for a masonry wall. Therefore it is important that water inside the walls be able to escape above the doors and windows. When the steel lintels are wrapped with aluminum and then caulked, as they have been on this home, water can become trapped on the lintels which leads to premature failure of the lintels. We recommend that all caulking be removed so that the lintels can "breathe". Consult with a qualified mason to make all repairs.



C. Picture 1

📌 (2) Some areas on the brick walls need to be tuck pointed. Tuck pointing is recommended when any of the following conditions exist: 1) there is at least 1/4 inch mortar loss between bricks, 2) cracks are large enough to slide a business card through, and/or 3) the bricks are in any way deteriorated or damaged. Old mortar should be ground out prior to installing new mortar. If new mortar is installed without first grinding out the old mortar, the new mortar will not adhere properly. Be sure to obtain multiple estimates for work and hire only reputable and experienced masons.

The areas in need of tuck pointing the most include the base of the west wall (see photos 1/2) and the interior of the front parapet (photo 3).



C. Picture 2



C. Picture 3



C. Picture 4

| | | | | | | |

**D. Siding**

**Siding Material:** Vinyl

| | | | |  | | |

**E. Trim**

**Trim:** Wood, Limestone, Aluminum, Needs scraping and painting

The wood trim needs scraping and painting around the front door. When paint becomes loose or is missing the wood beneath will get wet and deteriorate. Scrape and repaint all wood trim as necessary.

| | | | |  | | |

**F. Windows**

**Exterior Window Frame Material:** Aluminum, Wood, Needs scraping and painting

Scrape and repaint the wood window frames on the 4 small older windows in both living rooms - east side.

| | | | | | | |

**G. Caulking**

**Caulking:** Silicone

Caulking is an important part of the exterior of a home. Caulking helps to keep moisture out of a home and it improves the efficiency of the home. Over time, caulking will wear out and need to be replaced. Monitor the caulking on this home and replace as necessary.

| | | | | | | |


**H. Exterior Fixtures**

**Exterior Fixtures:** Present, Working

| |  | | | | | |

**I. Exterior Outlets**

**Exterior Outlets:** GFI not resetting properly, Cover falls off

 The exterior outlet at the front door is not resetting properly. As a result there is no power to this outlet. Please replace the GFI and make sure that all wiring is correct. Also replace the water proof cover. Consult with a qualified contractor.

| | | | |  | | |

**J. Water Spigots**

**Water Spigots:** Present, Recommend anti-siphon device, Recommend anti-frost device, Be sure to shut off in winter

(1) We recommend adding an anti-siphon spigot head on each water spigot. This will prevent contaminated water from being siphoned into the home's main water supply.

(2) We recommend adding anti-frost spigot heads on all outdoor spigots. These will prevent the pipes from freezing in the winter.

(3) Be sure to turn off all interior water shut-offs to spigot heads before the first frost. Open the exterior spigot heads to drain the water lines and prevent frozen piping.



**K. Dryer Exhaust**


**Dryer Exhaust:** Satisfactory




**L. Catch Basin/Sewer Line**

**Catch Basin/Sewer Line:** Present - active, Recommend scoping drain lines, Walls need repair, No trap present

(1) This home was built with a catch basin that is still in use. Catch basins were originally built to manage water from downspouts, kitchen and laundry facilities. The catch basin is connected to the main drain line under the home. The basin and the main drain line are owned by the property owner until the line connects with the city drains past the parkway. Catch basins needs to be cleaned regularly, usually annually or bi-annually.

 (2) We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.

 (3) The drain line in the catch basin no longer has a trap. This will allow debris in the basin to run through the drain line. We recommend adding a trap on this drain line. Consult with a qualified plumber to install a trap.



L. Picture 1

(4) The brick walls of the catch basin need to be repaired so that loose pieces of masonry do not fall into the basin and become lodged in the drain line. Consult with a qualified mason to make all necessary repairs.



L. Picture 2



L. Picture 3

| | | | | | | | **M. Gas Meter**  
**Gas Meter:** Interior, Basement

| | | | | | | | **N. Electric Meter**  
**Electric Meter:** East

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### 3. Roofing, Gutters and Drainage

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| | |  | | | | | | | | **A. Grading**  
**Grading:** Buildings close together, Flat - all sides  
 There is very little space between the buildings on either side of this home and the land is flat at the foundation around the perimeter. This can cause foundation seepage because it is not possible for water to drain away properly. Monitor the basement for seepage and consult with a water proofing company as necessary to add drainage around the perimeter of the home.

| | | | | | | | **B. Landscaping**  
**Landscaping:** Evaluated

| | |  | | | | | | | | **C. Gutters**  
**Gutters:** Aluminum, Galvanized

**Gutter/Downspout Approximate Age:** Could not determine

🏠 (1) There is unusual wire mesh in the gutter area on the east side of the home where the pitched section of roof meets the brick wall. It appears that this may have been added to keep critters out of the soffits. Please provide an explanation for the presence of this wiring. If this is present to keep critters out of the soffits then we recommend removing this mesh and working with a gutter contractor to repair the damaged soffit wrapping and fill all holes as necessary.



C. Picture 1



C. Picture 2

(2) We recommend removing the screens from the gutters around the tile roof. These have collapsed and are not trapping debris inside the gutters.



C. Picture 3



**D. Downspouts**

**Downspouts:** Aluminum, Galvanized, Leaking, Seal tops of ground drains, Rusting

(1) Seal the galvanized gutters to prevent further rusting.

(2) The downspout in the center of the north wall is leaking/damaged just above the decking. Repair.

(3) Seal the tops of all ground drains to prevent rodents from entering the sewers through these drains.

(4) Extend the main downspout out from under the deck so water runs away from the home.

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**E. Roof Condition**

**How Inspected Roof/Gutters/Downspouts:** Walked roof

**Extent View of Roof/Gutters/Downspouts:** Full view

**Roof Style:** Flat

**Roofing Material:** Clay tile, Modified bitumen

**Roof Condition:** Needs UV coating

(1) The silver coating on the roof is worn. The silver coating is important because it reduces cracking in the membrane and reflects the sun. Consult with a qualified roofer to apply a new silver coating on this roof.



E. Picture 1

(2) The average life expectancy of a modified bitumen flat roof is about 18 to 20 years. This roof appears to be around 10 years old. Please provide age and maintenance history to buyer.

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**F. Roof Age**

**Roof Approximate Age:** 11-15 years

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**G. Roof Layers**

**Number of Roofing Layers:** Flat roof

The number of layers of roofing material cannot be determined on a properly finished flat roof.

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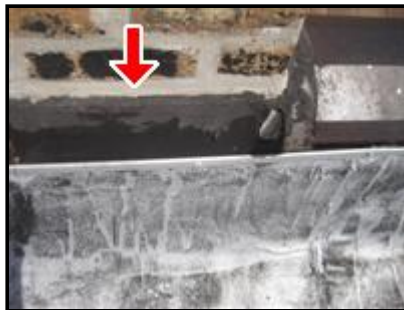
**H. Flashings**

**Flashing Materials:** Metal/aluminum, Modified bitumen

**Flashing Condition:** Cracking, Poor parapet wall flashings, Tar, Improperly fastened termination bars

- 🏠 (1) There are 3 basic ways to connect a roof to the parapet walls.
- The preferred method is to roll the membrane over the top of the masonry and then install the wall caps. This keeps water from seeping through the caps and running into the walls. It also prevents the membrane from separating from the wall when it is attached vertically.
  - The next best method is to use metal termination bars to attach the roofing membrane onto the vertical parapet wall. The termination bars need to be properly fastened and caulking.
  - The least desirable way to connect the membrane is to use tar at the top edge of the roofing membrane on the vertical wall surface. As the tar fails/cracks the roofing membrane can pull away from the masonry and this can lead to leaking.

On this roof, termination bars have been used but they are not properly secured to the roofing membrane so they are not preventing the roof from separating from the parapet walls. Either add properly installed termination bars or roll the roofing membrane under the wall caps.



H. Picture 1



H. Picture 2

- 🏠 (2) Consult with a qualified roofer to make the following repairs to the roof flashings:
- The roofing material over the back porch is not well connected to the masonry or the sides of the porch. Photos 1/2
  - The flashings are cracking around the vents in the roof. Photo 3
  - Tar has been used around the chimneys. Tar is not a recommended flashing because it will crack and leaking can occur. Photo 4
  - The roofing membrane is cracking in the front corners of the roof. Photo 5
  - The tile roof is not well connected the south masonry wall. Tar has been used here and it is cracking. Photos 6/7



H. Picture 3



H. Picture 4



H. Picture 5



H. Picture 6



H. Picture 7



H. Picture 8



H. Picture 9

| | | | | | | | **I. Roof Venting**  
**Roof Venting System:** Wall vents

| | | | | | | | **J. Plumbing Vents**  
**Plumbing Vents:** Cast iron

| | |  | | | | | | **K. Parapet Walls**  
**Parapet Walls:** Brick, Need tuck pointing, No visible flashing under limestone caps  
 As noted in the masonry section, the front parapet wall is in need of repair.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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**4. Chimneys**

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | |  | | | | | | **A. Chimney General**  
**Number of Chimneys for Home:** Three, Boiler, Water heater

**Chimney Inspected From/View Limitations:** Roof

There are 3 chimneys on the east wall of the building. It appears that only the center chimney is in use. Therefore we recommend capping the other two so that critters do not become trapped inside.

**SAT SIG SAF RR MIN DM QU NIV NP Items**



A. Picture 1 North chimney - does not appear active



A. Picture 2 South chimney does not appear active

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**B. Chimney Caps**

Chimney Caps: None

This chimney does not have a cap or screen. As a result debris and critters can enter the chimney. Chimney blockages can be very dangerous because flue gases can back up into a home. We highly recommend adding a proper chimney cap for the boiler and water heater chimney. Consult with a qualified chimney sweep.



B. Picture 1

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**C. Chimney Crowns**

Chimney Crown: Brick

Brick crowns can lead to masonry deterioration in chimneys. Monitor brick deterioration and add a proper concrete crown as necessary.

| | | | | | | | **D. Chimney Chase**

**Chimney Chase:** Brick

| |  | | | | | | | | **E. Chimney Liner**

**Chimney Liner:** Clay tile, None

The boiler and water heater are relatively new. Newer gas appliances require smaller chimney flues than were originally built in homes of this age. To make old chimney's smaller, metal liners can be added inside old flues. The boiler/water heater chimney is not properly lined. Part of the flue is not lined at all and part has a heavily deteriorated clay liner. If the flue is not sized correctly or if there is deterioration, then the gas appliances may not draft properly and flue gases can end up in the home. Consult with a qualified chimney contractor to install a proper flue liner.



E. Picture 1

| | | | | | | | **F. Chimney Height**

**Chimney Height:** Satisfactory

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## 5. Cooling

Please note the following relating to the testing of air conditioners:

- AC systems will NOT be tested if it has not been at least 55 degrees for 72 hours straight. The refrigerant coagulates in low outdoor temperatures. Running an AC system if the refrigerant is not liquid can damage the system.
- Dates/ages and manufacturer names provided apply only to the condensing unit. These do not apply to the coil. We have no way to evaluate a properly encased AC coil.
- We will do our best to evaluate the temperature drop (differential between the warm and cold air sides of the AC

coil), but there are often limitations to our evaluation because of restricted access to the coil. We are unable to drill any holes in the AC plenum so that a proper temperature drop test can be performed.

- The expected useful life of an AC condenser is 12 to 15 years.

- We cannot determine if the sizing/tonnage of the AC system is adequate or appropriate to cool the home that is being inspected.

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

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**A. Window/Wall Units**

**Window/Wall Units:** Four, Tested

(1) The window unit in the front 2nd floor bedroom makes a rubbing sound. Repair as necessary.

(2) All of the top floor units (3) are plugged in with extension cords. The window units need to be plugged directly into wall outlets that are grounded. Consult with an electrician to add the proper outlets within reach of the AC units.



A. Picture 1

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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**6. Garage**

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

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**A. Garage Type/Access**

**Garage Access:** Accessible

**Garage Type:** Detached

View of garage

**SAT SIG SAF RR MIN DM QU NIV NP Items**



A. Picture 1

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**B. Garage Siding**

Garage Siding: Vinyl

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**C. Garage Soffit/Fascia**

Garage Soffit/Fascia: Aluminum

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**D. Garage Trim**

Garage Trim: Aluminum, Wood, Needs scraping and painting

The wood trim needs scraping and painting. When paint becomes loose or is missing the wood beneath will get wet and deteriorate. Scrape and repaint all wood trim as necessary. Side entry door

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**E. Garage Windows**

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**F. Garage Gutters/Downspouts**

Garage Gutters: Aluminum

Garage Downspouts: Aluminum

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**G. Garage Roof Condition**

Garage Roof Style: Hip

Garage Roofing Material: Asphalt/Fiberglass


Garage Roof Age: 1-5 years

Garage Roof Layers: One

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**H. Garage Interior Electrical**

Garage Interior Electrical: Outlets, Lighting, Other

 There is an electrical panel in the garage that has loose and exposed live wiring. See photo. The wiring that is here is not safe and does not appear necessary. Consult with a qualified electrician to remove this panel and properly wire the garage outlets and lighting. Be sure the outlets are GFI protected.



H. Picture 1

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**I. Garage Ceiling**

**Garage Ceilings:** Unfinished, Old water damage

There is water damage and a mold-like substance on the roof decking at the soffits. The soffits, gutters and roof look satisfactory at this time. When did this damage occur? Did this damage occur before the new roof and gutters were installed? Monitor for ongoing leaking and repair as necessary.



I. Picture 1



I. Picture 2

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**J. Garage Walls**

**Garage Walls:** Unfinished

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**K. Garage Floor**

**Garage Floor:** Concrete, Typical cracking

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**L. Overhead Door**


**Garage Overhead Door:** Metal, Not running smoothly - adjust, Need safety cables


**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**


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**Safety Reverse - Electronic Eye:** Present, Tested

**Safety Reverse - Pressure:** Tested, Did not reverse

 (1) The overhead door for the garage is not running smoothly on its track. Consult with a garage door contractor to adjust this door.

 (2) The springs for the garage door need safety cables installed. Safety cables are metal wires that run through the middle of the springs and attach at the ends. If the spring breaks and safety cables are installed then the springs cannot damage anyone or anything in the garage. Install safety cables.

 (3) The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

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**Garage Access Door:** Metal

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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## 7. Electrical System

The electrical inspection consists of an interior inspection (when possible) of the electrical panel/s and a random sample check of outlets, switches and fixtures. It is generally not possible to test all electrical facilities because we cannot unplug or move personal items in the home. Additionally, we cannot determine the proper number of circuits for a home or if residents will overload circuits. We cannot make this determination because we have no knowledge of the personal items that will be in the home or how they will be used. Additionally we cannot verify how the wiring in the home is distributed between the main panel and the electrical facilities (switches, outlets and fixtures). We also cannot determine if labels are correct because we cannot turn off circuits. AFCI breakers will not be tested because personal electronic equipment could be shut-down or damaged.

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

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 | | | | | | | | **A. Main Service Drop and Meter**

**Main Service Drop and Meter:** Overhead

 | | | | | | | | **B. Overhead Clearance**

**Overhead Clearance:** Satisfactory

| | | |  | | | | **C. Main Panel Condition**

**Main Panel Access:** Typical

**Main Panel Location:** Basement

**Main Panel Type:** Breaker

**Main Panel Disconnect:** Present

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**SAT SIG SAF RR MIN DM QU NIV NP**      **Items**

**Main Disconnect Wire Type:** Copper

**Main Panel Condition:** Satisfactory

**Main Panel Voltage:** 120/240

**Main Panel Amperage:** 100 amps, Multi-panel system

**Main Panel Labels:** None labeled

Please label all unlabeled circuits. Photos show panels.



C. Picture 1 Public + unit 1



C. Picture 2 Unit 2

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**D. Grounding**

**Grounding:** Wire visible on water pipe

The 2nd floor panel is grounded but the 1st floor panel is not connected to the 2nd floor panel. Consult with a qualified electrician to make sure both panels are properly grounded.

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**E. Bonding**

**Bonding:** Bonding screw/strap visible

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**F. Number of Active Circuits**

**Number of Active Circuits:** Typical amount

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**G. Number of Spares**

**Number of Spares:** 2, 3

3 in main panel

2 in 2nd floor panel

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**H. Wire Condition in Main Panel/Sub-Panel**

**Wire Condition in Main Panel/Sub-Panel:** Satisfactory




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**SAT SIG SAF RR MIN DM QU NIV NP Items**

**X** | | | | | | | | **A. General Plumbing**  
**Plumbing Access and Current State:** Water was on, plumbing tested

**X** | | | | | | | | **B. Gas Line and Meter Condition**  
**Gas Line Type:** Black iron  
**Gas Meter Location:** Interior - basement


| | | | | **X** | | | **C. Water Main Condition**  
**Main Water Source:** Municipal  
**Main Water Pipe Material:** Lead  
**Main Water Shut-off Location:** Basement  
 This home (like most older homes) has a main water line made of lead. Lead piping is still considered acceptable before the main water shut-off.

| | | | | **X** | | | **D. Supply Pipe Condition**  
**Supply Line Type:** Copper, Galvanized  
 It appears that the majority of water supply plumbing in this home is galvanized steal. This type of plumbing is very common in older homes. Galvanized plumbing will corrode inside the piping. As a result, the pipe becomes smaller and water pressure is reduced. Most old homes with galvanized plumbing will have noticeable water pressure reductions when multiple plumbing fixtures are operated simultaneously. Some homes have generally low pressure even when only one fixture is operating. As the piping continues to age, water pressure reductions will continue. Galvanized plumbing is also prone to leaking as the interior corrosion makes it way through the piping. Monitor for leaking and water pressure changes. Expect to replace the galvanized plumbing with copper plumbing as it continues to age.

| | | | **X** **X** | | | **E. Drain Pipe Condition**  
**Drain Line Type:** Cast iron, PVC, Corroded, Drum trap present  
 (1) The drain piping in this home is mostly original. It is common to leave old drain lines in place until they leak or are otherwise damaged. Monitor old drain lines for leaking and consult with a licensed plumber to make repairs/replacements as necessary.  
 (2) Drum traps are present on the bathroom drains. These are common in older homes but can lead to slow drainage. Additionally, they need to be cleaned periodically which can be a messy under taking. Recommend consulting with a qualified plumber to replace the drum traps with modern P-traps.

| | | **X** | | | | **F. Vent Pipe Condition**  
**Vent Pipe Type:** Cast iron, Galvanized

**SAT SIG SAF RR MIN DM QU NIV NP Items**

 The pipe in the photos is likely the vent for the kitchen drain. It is held together with duct tape and has holes in it. Consult with a qualified plumber to replace this pipe.



F. Picture 1



F. Picture 2

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**G. Water Pressure**

**Water Pressure:** Low when multiple fixtures running

As noted above, this home has older supply piping. This is causing low water pressure when multiple plumbing fixtures are operated simultaneously. The problem can generally be corrected by replacing the interior supply lines. Consult with a qualified plumber.

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**H. Drainage**

**Drainage:** Normal

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**I. Sump Pumps**

**Sump Location:** Basement

 There is a pit in the basement with a pump. Why is this pit here? It does not appear that there are any drain tiles around the foundation. Was this installed to manage water if a flood occurs? The water in the pit was very stagnant and had a foul odor. We recommend adding a solid cover over the pit and a vent into the plumbing stack so that all odors are removed from the basement. Consult with a qualified plumber.



I. Picture 1

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**J. Water Heater Condition**

**Number of Water Heaters:** 1

**Water Heater Locations:** Basement

**Water Heater Access:** Typical

**Water Heater Manufacturer:** RELIANCE

**Water Heater Fuel:** Gas

**Water Heater Serial Number:** Serial number listed below  
Serial # : K01406363

**Water Heater Age:** 2001, At expected life of 7 to 10 years

**Water Heater Size:** 50 gallons

**Water Heater Condition:** Satisfactory

The average life of a water heater is 7 to 10 years. Expect to repair and/or replace this water heater anytime in the next 5 years. Monitor for corrosion, leaking and deterioration.

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**K. Water Heater Flue Condition**

**Flue Condition:** Properly pitched

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**L. Water Heater Gas Line Condition**

**Gas Line Condition:** Visible, On/off valve present, Sediment trap present

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**M. Water Heater Combustion Air**

**Combustion Air:** Satisfactory

| | | | | | | |

**N. Water Heater Shut-off Condition**

**Water Heater Shut-offs:** Present

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**O. Water Heater Temperature Pressure Relief Valve**

**Temperature Pressure Relief Valve:** Extension missing

The temperature pressure relief valve should have a pipe extension that runs from the valve to within 6 inches of the floor. The extension

SAT SIG SAF RR MIN DM QU NIV NP Items

is missing on this water heater. Consult with a qualified plumber to install the proper extension.

SAT SIG SAF RR MIN DM QU NIV NP Items

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## 9. Furnaces

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Types of Heating Systems**

**Types of Heating Systems:** Gas forced air

**Number of Heating Units:** One

**Energy Source:** Gas

| | | | | | | | **B. Thermostat Condition**

**Thermostat:** Programmable

| |  | | | | | | | **C. Ductwork Condition**

**Ductwork:** Metal, Cold air return too close to furnace

The cold air return for the basement furnace is not ducted. Cold air return ducts must be at least 3 feet from the furnace burners so that combustion gases do not get pulled into the main air supply. Recommend extending this duct away from the furnace. Consult with a qualified HVAC contractor.



C. Picture 1

| | | | | | | | **D. General Furnace Condition**

**Furnace Room:** Satisfactory

**Heating System Brand:** TRANE

**Estimated Efficiency Level:** High-efficiency (> 90%)

**Serial Number:** Serial number listed below

Serial Number : 5075hgl7g

SAT SIG SAF RR MIN DM QU NIV NP Items

**Model Number:** Model number listed below

Model Number : tux040c924d3

**Manufacture Date:** 2005

**Size/BTU's:** <50,000

Number of BTU's : 40,000

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**E. Flue Condition**

**Furnace Flue:** PVC

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**F. Gas Line Condition**

**Gas Line:** Black iron, Shut-off present, Sediment trap present

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**G. Combustion Air**

**Combustion Air:** Sufficient

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**H. Shut-off Condition**

**Furnace Shut-Offs:** Tested, Main switch present, Blower door switch present

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**I. Filter Condition**

**Filter Type:** Disposable

**Filter Size:** 16x20

The furnace has a disposable filter. We recommend changing filters monthly or whenever they appear dirty. Changing furnace filters is important because dirty filters can cause damage to the mechanical equipment and contribute to poor air quality.

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**J. Humidifier Condition**

**Humidifier:** None

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**K. Heat Exchanger Condition**

**Heat Exchanger:** Sealed unit

The heat exchanger is in a sealed box so we have no view of this part of the furnace. Therefore the heat exchanger could not be inspected.

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**L. Operation**

**Operation:** Fired, Needs general tune-up and cleaning

We recommend a full professional tune-up and cleaning of the furnace prior to the close of attorney review. This system appears dirty (visible dirt inside machine and/or dirty filter). Furnaces should be tuned-up every fall before heating season and AC systems should be tuned-up every spring before cooling season.

# 10. Boilers

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**SAT SIG SAF RR MIN DM QU NIV NP Items**



## A. Types of Boiler Systems

**Types of Heating Systems:** Hot water boiler

**Number of Heating Units:** One

**Energy Source:** Gas



## B. Radiator Condition

**Radiators:** Valves not tested, Not on during inspection, Expect lead paint

(1) Radiator valves are not tested as part of a home inspection because they are prone to leaking and we cannot repair leaks that might occur on site. We recommend testing all valves once the home is occupied. Consult with a boiler contractor to make any necessary repairs.

(2) The radiators in the home appear to be original and they are painted. Expect that the lower layers of paint will contain lead. If the radiators are stripped be sure to protect against breathing paint particles. If paint chips fall off the radiators be sure that pets and children do not ingest the paint.



## C. Pump Condition

**Boiler Pumps:** One, Older

Boiler pumps have a life expectancy of about 10 years. This pump appears at or beyond this age. Expect to replace at any time.



## D. Distribution Type Condition

**Distribution Type:** Black iron



## E. Thermostat Condition

**Thermostat:** Standard



## F. General Boiler Condition

**Heating System Brand:** PB

**Serial Number:** Listed below

Serial Number : 5019591-200507

**Model Number:** Listed below

**Manufacture Date:** 2005

**Size/BTU's:** >140,000

Number of BTU's : 140,000



## G. Flue Condition

**SAT SIG SAF RR MIN DM QU NIV NP Items**

**Furnace Flue:** Metal, Properly pitched

| | | | | | | |

**H. Gas Line Condition**

**Gas Line:** Black iron, Shut-off present, Sediment trap present

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**I. Combustion Air**

**Combustion Air:** Sufficient

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**J. Shut-off Condition**

**Boiler Electrical Shut-Offs:** Tested, Main switch present

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**K. Boiler Safety Controls**

**Safety Controls:** Expansion tank present, Pressure relief valve present, Expansion tank older

The water shut-off valve to the expansion tank is corroded. Consult with a plumber to replace this valve.



K. Picture 1

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**L. Heat Exchanger Condition**


**Heat Exchanger:** Limited visibility

Typically only a small percentage of the boiler heat exchanger is visible in a non-invasive inspection. We always recommend a full tune-up and evaluation of the heat exchanger by a licensed HVAC contractor who can fully access the heat exchanger prior to the close of attorney review.

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**M. Operation**

**Operation:** Fired

 Boilers should be serviced annually before heating season begins. A proper tune-up and cleaning should include vacuuming the interior of the machine. This machine does not appear to have been serviced within the past year, so a full tune-up and cleaning is recommended by a licensed and qualified HVAC contractor.

# 11. Basement

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**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**

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| | | | | | | | **A. General Basement**

**Basement Type:** Full partially finished

**Basement Access and Egress:** Via interior stairs, Via back porch

**Ability to Inspect:** Some foundation walls covered, Some beams/columns covered, Most ceiling joists covered

(1) Some of the foundation walls were covered with drywall. Therefore we could not inspect the foundation. Basement seepage is very common and cannot generally be identified in a visual home inspection when the walls are finished. We also cannot evaluate the foundation for cracking and other types of deterioration.

(2) Some of the beams and columns in the basement are covered so they cannot be inspected. When the beams and columns are not visible we cannot assess their general condition or their adequacy from a structural perspective.

(3) Most of the ceiling joists in the basement were covered with plaster. As a result, we cannot inspect the condition of the joists. We cannot evaluate for general deterioration, pest damage or structural integrity.

| |  | | | | | | | **B. Environmental Concerns**


**Presence of a Mold-Like Substance:** Walls

**Presence of an Asbestos-Like Substance:** None visible

**Presence of Wood-Boring Insect Damage:** None visible

**Presence of Pests:** None visible

**Presence of Oil Tank:** None visible

 A mold-like substance was visible on some interior walls and on some parts of the foundation. Mold can only be present when there is water and a food source for the mold. See the Moisture Section of this report for more information regarding the moisture. Once the moisture source is identified and stopped, then all materials that were wet should be removed/remediated by a licensed mold remediation contractor.

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**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**



B. Picture 1

| | | | |  | | | **C. Foundation**

**Foundation - Walls:** Brick, Poured concrete

**Foundation - Wall Covering:** Drywall

**Foundation - Slab:** Concrete, Typical cracking

**Foundation - Slab Covering:** Personal items

**Foundation - Seepage/Efflorescence:** Present some walls

**Foundation - Cracks:** Not visible

It is very common for there to be evidence of seepage in old foundation walls. Seepage generally occurs because of poor exterior grading and foundation deterioration. The presence of efflorescence on the walls (white mineral deposits) is an indication of ongoing seepage. We do not recommend finishing basement walls where seepage is occurring because the moisture can cause mold growth on wall board. Consult with a qualified basement water proofing contractor to determine the best ways to reduce seepage for this property. Compared with most properties this age, the seepage in this basement is fairly minimal. The seepage is worse on the west wall than the other walls.



C. Picture 1



C. Picture 2



C. Picture 3

| | | |  | | | | **D. Structure**

**Structure - Columns:** Wood, Some not visible

**Structure - Beams:** Wood, Some not visible

**Structure - Joists:** Wood, Most not visible

**Structure - Subfloor/Ceiling:** Sheathing boards, Most not visible

Recommend adding joist hangers to support the joists under the front stairs. See photo.

Reinforce the damaged and cut joists under the bathroom. See photo 2.




D. Picture 1



D. Picture 2

| | |  | |  | | | **E. Moisture Intrusion**

**Presence of Moisture:** Water damage on interior walls - implies flooding, Water damage in exterior walls - implies seepage

 There are water lines on the interior basement walls (and as noted above a mold-like substance in some areas). These types of marks typically indicate that a flood occurred. When and why did this basement flood? What was done to prevent future flooding?

| | | | | | | |  **F. Insulation**

**Insulation:** None

| | | | | | | | **G. Drainage**

**Drainage:** Floor drains, Sump pump

| | |  | | | | | | **H. Ventilation**

**Ventilation:** Windows, Recommend use of a de-humidifier

(1) We recommend running a de-humidifier in the basement during the spring, summer and fall months. This will help reduce moisture levels and mold growth in the basement. This will also help to reduce premature corrosion in mechanical equipment.

(2) There is water damage on the framing of the front basement window. The framing was dry during the inspection. We cannot determine if this is old damage that occurred before the blocks were installed or if this is actively leaking. Given that we have had a lot of recent rain, we expect this is old damage. Monitor for leaking and repair as necessary.



H. Picture 1

| | |  | | | | | | **I. Chimney Cleanouts**

**Chimney Cleanouts:** Filled with debris

The chimney clean out was filled with debris. As noted earlier, we recommend adding chimney caps to prevent debris from entering the chimney. Our view of the flue was limited because of this debris. As noted in the chimney section, a full chimney flue inspection is always recommended by a licensed chimney sweep.

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## 12. Laundry

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection if possible. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no

responsibility for non-functioning appliances. If possible the washing machine will run through one cycle. If possible the dryer will be turned on to determine if it is heating. Most dryers will not run through a full cycle when they are empty. If any clothing is present in either the washer or dryer the machines will NOT be tested.

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | **A. Laundry Room**  
**Electrical:** Outlet present, Install outlet cover

| | | |  | | | | **B. Laundry Sink**  
**Sink Basin:** Plastic, Not bolted onto floor  
**Sink Faucets:** Satisfactory  
**Sink Drain:** PVC  
**Water Pressure and Drainage:** Normal pressure, Normal drainage  
 The laundry sink is not bolted onto the floor. The sink should be bolted onto the floor so that it does not move and cause the water lines to become damaged.

| | | | | | | | **C. Washing Machine**  
**Washing Machine:** Ran through cycle, Top loader

| | | | | | | | **D. Laundry Water Supply**  
**Laundry Water Supply:** Satisfactory

| | | | | | | | **E. Laundry Drain**  
**Laundry Drain:** Laundry sink

| | | |  | | | | **F. Dryer**  
**Dryer:** Ran briefly - heated  
**Dryer Power Source:** Gas  
 The dryer doesn't turn off when the door is opened and re-closed. Repair. Also, the on/off button is loose. Consult with a qualified appliance repair person to adjust as necessary.

| | | | | | | | **G. Combustion Air**  
**Combustion Air:** Satisfactory

| |  | | | | | | **H. Dryer Vent**  
**Dryer Vent:** Replace or clean annually, Tin-foil  
 (1) Dryer manufacturer's generally recommend that dryer vents (extending from the back of the machine to the exterior) be replaced or fully cleaned (only possible with semi-rigid metal vents) annually. Dryer vents collect lint which is highly flammable; dryer vents are one of the leading causes of house fires. Most people do not clean or replace vents so we highly recommend replacing these vents upon taking possession of a property.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

(2) This dryer has a tin-foil style vent. Tin-foil vents have not been allowed in Chicago since November of 2007. We recommend replacing this vent with a semi-rigid metal vent. Be sure to connect the vent on either end with metal brackets (tape should not be used).

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## 13. Bathrooms

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | | **A. General Bathroom**  
**Number of Full Baths:** Two

| | | | | | | | | **B. Ceiling Condition**  
**Ceiling Material:** Plaster

| | | | | | | | | **C. Wall Condition**  
**Wall Material:** Plaster

| | | | | | | | | **D. Floor Condition**  
**Flooring Material:** Tile

| | | | | | | | | **E. Interior Door Condition**  
**Interior Doors:** Satisfactory

| | |  | | | | | | | | | **F. Window Condition**  
**Window Type:** Double-hung  
**Window Age:** Satisfactory  
**Window Glass Type:** Double-paned  
**Interior Window Frame Material:** Vinyl  
**Screens:** Present all windows

The vinyl replacement window in the 2nd floor bath is covered with a mold-like substance. We recommend cleaning with ammonia to try and kill the mold roots. Wait at least 24 hours and then treat with bleach to remove the stains. Be sure to protect this window from exposure to water as much as possible.



F. Picture 1

| | | | | | | | **G. Electrical Switch Condition**  
**Electrical Switches:** All tested

| | | |  | | | | **H. Electrical Fixture Condition**  
**Electrical Fixtures:** All tested, Light bulbs appear burned out  
 Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.

| |  | | | | | | **I. Electrical Outlet Condition**  
**Electrical Outlets:** All tested, GFI protected, GFI missing - all outlets  
 GFI protection is required on all bathroom outlets. None of the bathroom outlets have GFI protection. Consult with a qualified electrician to install proper GFI protection. 1 on 1st floor

| | | | | | | | **J. Bathroom Ventilation**  
**Ventilation:** Fan present, Window

| | | | | | | | **K. Other Heat Source/Radiators**  
**Radiators:** Present  
 No radiator on 1st floor. Fan has heating unit.

| | | | | | | | **L. Vanity Condition**  
**Vanity:** Satisfactory

| | | | | | | | **M. Sink Plumbing Condition**  
**Sink Basin:** Porcelain/enamel  
**Sink Faucet:** Satisfactory  
**Sink Drain:** P-trap, PVC

**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | |

**N. Toilet condition**

**Toilet Operation:** Flushes

**Toilet Condition:** Satisfactory

| | | |  | | | |

**O. Bathtub Condition**

**Tub Type:** Cast iron

**Tub Faucet:** Satisfactory

**Tub Walls:** Tile

**Tub Shower Head:** Satisfactory

**Tub Caulking:** Mildew covered - replace

Both bathroom tubs have mildewy caulking which should be removed and replaced. Caulking protects the grout and prevents leaking behind the walls.

| | | | |  | | |

**P. Water Pressure/Drainage**

**Water Pressure:** Low when multiple fixtures are running

**Drainage:** Normal

As noted above, this home has older supply piping. This is causing low water pressure when multiple plumbing fixtures are operated simultaneously. The problem can generally be corrected by replacing the interior supply lines. Consult with a qualified plumber.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 14. Kitchen

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | |

**A. General Kitchen**

| | | | | | | |

**B. Ceiling Condition**

**Ceiling Material:** Plaster

| | | | | | | |

**C. Wall Condition**

**Wall Material:** Plaster

| | | | | | | |

**D. Floor Condition**

**Flooring Material:** Vinyl

| | | | | | | |

**E. Interior Door Condition**

**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | |

**F. Window Condition**

**Window Type:** Single-hung, Double-hung  
**Window Age:** Appear original, Replacement windows  
**Window Glass Type:** Single-paned, Double-paned  
**Interior Window Frame Material:** Wood, Vinyl  
**Screens:** Present all windows

| | | | | | | |

**G. Electrical Switch Condition**

**Electrical Switches:** All tested

| | | |  | | | |

**H. Electrical Fixture Condition**


**Electrical Fixtures:** All tested, Light bulbs appear burned out  
 Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.


Replace all missing fixture globes.

| |  | | | | | |

**I. Electrical Outlet Condition**

**Electrical Outlets:** All tested, GFI missing - all outlets, Mis-wired - hot/neutral reversed

 (1) GFI protection is required on all counter top outlets. Consult with a licensed contractor to install GFI protection on all required outlets. Both kitchens.

 (2) The outlet in the 1st floor kitchen is mis-wired. In this case, the hot and neutral wires are reversed. This can lead to a safety hazard at the outlet. Consult with a qualified electrician to repair the wiring.

| | | | | | | |

**J. Ceiling Fan Condition**

**Ceiling Fans:** All tested

| | | | | | | |

**K. Other Heat Source/Radiators**

**Radiators:** Present

| | | | | | | |

**L. Cabinet Condition**

**Cabinetry:** Wood/wood veneer, Metal

| | | | | | | |

**M. Counter Top Condition**

**Counters:** Laminate

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**N. Sink Plumbing Condition**

**Sink Basin:** Porcelain/enamel

**Sink Faucet:** Satisfactory

**Sink Faucet Sprayer:** Functional

**Sink Drain:** P-trap, PVC, Corrugated PVC

The kitchen drain is corrugated PVC. This type of drain piping can lead to slow drainage. We recommend replacing with solid piping.  
1st floor



N. Picture 1

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**O. Appliance Condition**

**Disposal:** None

**Dishwasher:** None

**Refrigerator:** Functional, No water line for ice/water

**Oven:** Functional

**Cook top:** Functional

**Exhaust Fan:** In microwave, None, Exhausts inside - filters present

The fan in this home does not exhaust outside. This circulating fan likely has two sets of filters. The lower filter (where the air is initially pulled into the fan) can generally be cleaned in the dishwasher as necessary. Most circulating fans also have a charcoal filter in the upper area of the fan where the clean air is released. If the fan does not seem to be removing odors from the air, then the charcoal filter likely needs to be replaced. Consult with the appliance manuals for replacement information.

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**P. Water Pressure and Drainage**

**Water Pressure:** Normal

**Drainage:** Normal

# 15. Interior

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | **A. Entry Door Condition**  
**Front Entry Doors:** Satisfactory, Wood

| | |  | | | | | | **B. Ancillary Door Condition**  
**Ancillary Entry Doors:** Wood  
**Screen/Storm Doors:** Wood

The storm door on to the back deck does not close properly and the glass/screen is missing. Repair/replace door as necessary.

| | |  | | | | | | **C. Ceiling Condition**  
**Ceiling Material:** Plaster, Water damage

(1) Water damage was noted on the ceiling in the 2nd floor living room. This area was dry at the time of the inspection. What caused this damage and what repairs were made to prevent further leaking? There is some minor ponding on the roof above this area. Consult with a qualified roofer to patch the roof as necessary.

(2) It appears that water has been leaking in on the back porch where the gutters connect to the roof. This may be from ice damming in the winter. If ice damming occurs either insulate the attic space and/or add heating coils in the gutters.



C. Picture 1

| | | | | | | | **D. Wall Condition**  
**Wall Material:** Plaster

| | | | |  | | | | **E. Floor Condition**  
**Flooring Material:** Hardwood, Vintage - typical squeaking, sloping and soft spots

The floors in this home have typical vintage issues. Some areas are squeaky, some areas are unlevel and some areas are bouncy. This is all common in older floors and is typically not problematic.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

However, we cannot determine if any of this is caused by damaged, cut or deteriorated structural elements because the joists are not visible for inspection.



#### F. Interior Door Condition

**Interior Doors:** Sample tested, Vintage

Most of the doors in the home are older. Expect that vintage doors will open not open or close properly, they may have damaged hardware and they may have damaged or deteriorated wood. Vintage doors can be replaced or restored as preferred.



#### G. Window Condition

**Window Type:** Sample tested, Fixed pane, Single-hung, Double-hung, Vintage windows

**Window Age:** Appear original, Vinyl replacement windows

**Window Glass Type:** Single-paned, Double-paned

**Interior Window Frame Material:** Wood, Vinyl

**Screens:** Present some windows

(1) A few of the windows in this home are vintage/original. Vintage windows are often not replaced because of the associated expense and because of their classic look. Expect that vintage windows will have any or all of the following issues: won't open/close properly, won't stay open, missing ropes/chains, cracked glass, missing storms, missing screens and deteriorated wood frames. Also expect that all vintage windows will be poorly insulated around the frames and that the single-paned glass will allow cold air inside. Expect to replace or restore the vintage windows as they continue to age and deteriorate.

(2) This home has vinyl replacement windows. These windows can be very difficult to open. Some adjustments may be possible, but some windows may never open and close properly.

(3) Some screens are missing and damaged. Please install all screens for final walk through and verify proper fit and good condition.

(4) The octagonal window on the back porch appears to be leaking. Repair/replace as necessary.



G. Picture 1

| | | | | | | |

**H. Electrical Switch Condition**

**Electrical Switches:** Sample tested, Some switches do not appear to control anything

| | |  | | | | | |

**I. Electrical Fixture Condition**

**Electrical Fixtures:** Sample tested, Light bulbs appear burned out

(1) Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.


(2) Globes missing on most 2nd floor fixtures and some on the 1st floor. Replace.

Expect old wiring to most of the ceiling fixtures. Consult with a qualified electrician to evaluate the wiring condition. Old wiring was visible on the 2nd floor kitchen sink fixture and the 1st floor front bedroom fixture.

| |  | | | | | | |

**J. Electrical Outlet Condition**

**Electrical Outlets:** Sample tested, Three-pronged, grounded, Mis-wired - reversed polarity, Dead outlet

 Many outlets in both units are mis-wired. In this case, the hot and neutral wires are reversed, the outlet is not properly grounded and/or the outlet is dead. The mis-wired outlets we found were marked with blue tape. We recommend re-checking all outlets once personal items are removed. Expect to find more mis-wirings. Consult with an electrician to make all necessary repairs so that all outlets are properly wired, grounded and secured to the walls.

| | | | | | | |

**K. Ceiling Fan Condition**

**Ceiling Fans:** Sample tested

**SAT SIG SAF RR MIN DM QU NIV NP Items**

| |  | | | | | | | **L. Closets**

**Closets:** Exposed light bulbs

The light fixtures in the closets do not have a cover or globe over the light bulb. Uncovered closet light bulbs can lead to fires when the fixtures are too close to shelving and combustibles. We highly recommend replacing all closet light fixtures with fluorescent lights that have covers over the bulbs. Consult with a qualified contractor.

| | | | | | | | | **M. Other Heat Source/Radiators**

**Radiators:** Present all rooms

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 16. Stairs

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**SAT SIG SAF RR MIN DM QU NIV NP Items**

| | | | | | | | | **A. General Stairs**

**Location of Stairs:** Interior to basement, Interior to second floor, Back interior stairs

| | | | |  | | | | **B. Riser Condition**

**Stair Risers:** Satisfactory

The back stairs to the basement are very uneven which can create a tripping hazard. These are cement so the only way to repair this is to remove the existing cement and install new stairs.

| | | | | | | | | **C. Tread Condition**

**Stair Treads:** Satisfactory

| |  |  | | | | | | **D. Railings**

**Railings:** Missing basement interior

Add a railing on the back basement stairs.

**SAT SIG SAF RR MIN DM QU NIV NP Items**

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## 17. Smoke and Carbon Monoxide Detectors

We do not test smoke and carbon monoxide detectors. We only check for their presence or absence. We highly recommend that smoke and carbon monoxide detectors be present on each floor of a home and within 15 feet of each bedroom. Smoke detectors should also be present in garages as applicable. Fire extinguishers should be present on each floor, in kitchens, in basements, in common stairwells and in garages. All detectors should be tested monthly for proper functionality.

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**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**

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| |  | | | | | |

**A. Smoke Detectors**

**Smoke Detectors:** Satisfactory

 We recommend adding a new smoke detector in the basement.

| |  | | | | | |

**B. Carbon Monoxide Detectors**

**Carbon Monoxide Detectors:** Missing second floor

 Install a carbon monoxide detector on the second floor and in the basement.

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**SAT SIG SAF RR MIN DM QU NIV NP**    **Items**

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