



All About Homes, LLC
Michelle M. Teague
Owner
312-371-7414 Phone
773-508-6209 Fax
www.michelleinspects.com
michelle@michelleinspects.com
1725 W. Granville Ave.
Chicago, IL 60660

Printed Monday, August 27, 2007

Inspected By:

Michelle Teague

Client Information: Record Number 20070810a

Inspection, Single Family

City Lane

Chicago , IL

Inspected 8/10/07 11:30 AM

Inspection Summary

All About Homes, LLC
Michelle M. Teague
Owner
312-371-7414 Phone
773-508-6209 Fax
www.michelleinspects.com
michelle@michelleinspects.com
1725 W. Granville Ave.
Chicago, IL 60660

Record 20070810a - Inspection, Single Family City Lane, Chicago , IL

Safety Concern

CHIMNEY

Chimney 1 Flue Lining

Reference to chimney liners in this section refers only to the part of the liner that is visible above the chimney chase. We are not able to determine the presence or condition of a full chimney liner in a normal home inspection. We always suggest consulting with a qualified chimney professional who can perform a more invasive inspection to determine the presence or condition of any chimney liner.

The east flue in the south chimney is damaged at the top of the chimney and the cap is gone. This flue is serving the water heater. Repair the top of the flue and evaluate to determine if the liner is properly sized for the water heater. It is possible that the flue will need to be lined.

GARAGE

Garage Door Lift Controls

Garage door openers should have a dedicated electrical box near the opener. They should not be plugged in with extension cords. Please add a dedicated grounded electrical box for this garage door opener.

ELECTRIC

Type of House Wire

Cloth wiring is older and past its expected useful life. Consider replacing this wiring. We cannot determine the extent of remaining cloth wiring in a visual non-invasive inspection. However the majority of the outlets are 2-prong which is a likely indicator of original wiring. Recommend further evaluation by a qualified electrician to determine if cloth wiring should be replaced.

Undersized branch wires

Each circuit breaker size (i.e. 15 amps, 20 amps) has a required wire gauge (i.e. 14 gauge, 12 gauge respectively). When the branch wires are undersized for the breaker size, then the breakers will not trip quickly enough and there is a risk of fire. All undersized wires should either have the breaker size reduced or the wire size increased. Several 15-amp wires on 20-amp breakers in both panels.

PLUMBING

Gas Pipe Condition

Some galvanized piping was used for gas lines. Galvanized piping is highly corrosive and should not be used for gas. Recommend removing all galvanized gas line.

BASEMENT

BASEMENT

There are pipes in the basement with asbestos-like pipe wrapping. This material should be evaluated by a professional licensed to work with these types of materials. Proper control of asbestos requires removal, encapsulation (with a soffit or wall, for example) or a wrap with appropriate marine repair tapes. If asbestos is removed, there are strict protocols requiring containment, continuous air monitoring, and disposal which must be followed.

Presence of mold-like substance

Mold-like substance noted throughout the basement. Some areas also have fungus growing - indicating that moisture issues have been on-going. This substance should be tested and appropriately remediated/removed. Recommend consulting with a basement water proofing company to determine the best way to prevent water from continuing to enter this basement.

Safety Concern

LAUNDRY

Dryer Vented

Plastic dryer vent material is combustible and has been the cause of numerous house fires. This vent should be replaced with a rigid metal vent material.

ATTIC

Attic Wiring

There is exposed wiring in the attic. This is considered a safety hazard and should be corrected by a qualified electrician.

Service/Repair

COOLING

System 1 Condition

Rust noted on the exterior of the compressor. Monitor and repair as necessary.
Replace the condensate pump on the furnace - it is leaking.

LAUNDRY

Laundry Sink Drain/Trap/Supply Pipes

There is a leak in the sink plumbing. Please repair.

ATTIC

Attic Chimney Flues (Fireplace, Furnace)

Daylight is visible around the west stone chimney. Seal this area so water cannot get in.

Deferred Maintenance

COOLING

System 1 Approx. Age

The A/C compressor is past its normal useful life of 7 years. Expect to replace this unit at any time.
1984

W. HEATER

Water Heater 1 Approx. Age

The normal useful life of a water heater is 7 years. Expect to repair or replace this water heater within the next 5 years.

FURNACE

Forced Air System 1 Approx. Age

Unit is very old and extended life should not be expected.

Questions/Information

GENERAL COMMENTS

General Comments

Please provide roof warranty to buyer.

Inspection Report Details

Record 20070810a - Inspection, Single Family City Lane, Chicago , IL

GENERAL COMMENTS

Sat/Minor Repairs Report Definitions - Category Definitions

Satisfactory/Minor Repairs - indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration. Minor repairs may be necessary. Safety Concerns denote a condition that is unsafe and in need of prompt attention. Deferred Maintenance - significant components or systems that may require repair or replacement anytime within the next five years. Service/Repair - indicates the component will need repair or replacement. Please note that this report is not considered complete without a copy of the Pre-Inspection Agreement and a copy of the Introduction to a Home Inspection.

Questions/Information General Comments - Comment

Please provide roof warranty to buyer.

Sat/Minor Repairs Inspection Price - \$400

GROUNDS

Sat/Minor Repairs Current Conditions - Dry

Sat/Minor Repairs Home Entrance Faces - North

Sat/Minor Repairs Occupancy - Vacant

Sat/Minor Repairs Walks - Concrete

Sat/Minor Repairs Steps - Concrete

Sat/Minor Repairs Patio - Concrete, Uneven/Unlevel

The patio is uneven/unlevel. This could be a trip hazard. Repair as necessary.

Sat/Minor Repairs Driveway - Concrete, Cracks/settlement noted

Some minor cracking/settling was noted. Monitor for further movement and repair if a trip hazard develops.

Sat/Minor Repairs Fencing - Chain link

East gate to alley does not open.

GROUNDS

Sat/Minor Repairs Landscaping - South

There is a negative grade on the south side of the home. Consult with a qualified landscaper to re-grade this area so that water does not enter the foundation.



EXTERIOR

Sat/Minor Repairs Type of Home - Masonry, 1 Story

Sat/Minor Repairs Approximate age of home - 71-80 yrs

Sat/Minor Repairs Exposed Foundation - Poured Concrete

Sat/Minor Repairs Siding - Vinyl

Sat/Minor Repairs Masonry Walls - Brick, Stn Veneer, Minor tuck pointed needed, Rusting lintels

Minor tuck pointing will be required as on-going maintenance on all masonry walls. Monitor walls and tuck point as necessary.

The lintels above the door and window frames are rusting. The rust will cause the lintels to expand and push on the masonry. This will cause step cracks to occur in the brick/block. Paint the lintels to prevent further rusting and tuck point the step cracks as necessary.

We could not see a lintel above the kitchen pantry block window. The wall is crumbling inside around this window. Check this window for proper structural support above the window.

Sat/Minor Repairs Soffit\Fascia - Aluminum

EXTERIOR

Sat/Minor Repairs **Trim Work - Wood, Loose/cracked paint**

Loose/chipped/cracked paint is noted. Please scrape, sand and repaint to protect the trim material.



Sat/Minor Repairs **Exterior fixtures - Satisfactory**

Sat/Minor Repairs **Outside Outlets - None**

Sat/Minor Repairs **Entry Doors - Wood**

Sat/Minor Repairs **Storm Doors - Metal**

Double-keyed locks noted. These locks require keys from the interior and are generally against fire code.

Sat/Minor Repairs **Patio Doors - Wood**

Recommend replacing glass with tempered/safety glass in all exterior doors.
Could not open back door near kitchen.

Sat/Minor Repairs **Window Frame Material - Wood, Wood rot/damaged noted**

Wood rot/damaged noted on window frames. Scrape paint and repair damaged areas. Some wood may need to be replaced. Then re-paint wood to protect from further deterioration.
Original windows. Expect to repair or replace as they continue to age.

Sat/Minor Repairs **Window Type - Double Hung, Casement, Fixed**

Sat/Minor Repairs **Windows Storm\Screen - Screens, Storms**

Sat/Minor Repairs **Glass - Single Pane**

EXTERIOR

Sat/Minor Repairs Caulking - Other

The caulking is worn around all windows, doors, and wall penetrations. Please re-caulk the exterior of the home as necessary.

Sat/Minor Repairs Number of Outside Spigots - 1

Sat/Minor Repairs Type of outside spigots - Recommend frost protection, Recommend anti-siphon protection

The spigots are not frost protected. We recommend adding frost/freeze protectors.

The spigots do not have anti-siphon protection. We recommend adding anti-siphon protection.

Sat/Minor Repairs Dryer exhaust - Satisfactory

Sat/Minor Repairs Catch Basin - Functional

Recommend cleaning catch basin annually. We also recommend having the drain lines scoped by a qualified professional to determine the condition of the drainage system.

There are 2 catch basins for this home. The west basin appears active. The south basin does not appear active, but we cannot confirm this. Have the system evaluated by a qualified plumber.



Sat/Minor Repairs Gas Meter Shutoff Location - Interior

GUTTERS

Sat/Minor Repairs Inspected From - Roof

Sat/Minor Repairs Gutter Type - Aluminum

GUTTERS

Sat/Minor Repairs Downspout Type - Aluminum, Extensions needed

Extensions are recommended to help prevent moisture from entering at the foundation.

ROOF

Sat/Minor Repairs How Inspected - Walk on Roof

Sat/Minor Repairs Roof Style - Hip

Sat/Minor Repairs Roof Covering - Asphalt shingle

Sat/Minor Repairs Condition - Satisfactory, Seal nail heads

All exposed nail heads should be sealed/caulked on the roof. This will prevent rusting and eventual leaking.

A couple of shingles have broken. Replace these shingles.



Sat/Minor Repairs Approx. Age - 1 thru 5

Sat/Minor Repairs Number of Layers - 1

Sat/Minor Repairs Roof Ventilation System - Roof, Soffit

Sat/Minor Repairs Flashing - Aluminum

Sat/Minor Repairs Valleys - Asphalt

Sat/Minor Repairs Plumbing Vents - Lead

CHIMNEY

Sat/Minor Repairs CHIMNEY - General Comment

The crown of the west chimney is cracked and should be repaired to keep water from running into the chimney.



Sat/Minor Repairs Chimney Inspected From - Roof, Ground

Sat/Minor Repairs Access Restricted - Height

Unable to view interior of chimney due to height.

Sat/Minor Repairs Chimney Tops/Caps - Screen

Sat/Minor Repairs Chimney 1 Location - South

Sat/Minor Repairs Chimney 1 Chase - Brick, Minor tuck pointing needed

Minor tuck pointing will be necessary as on-going maintenance for this chimney.

Safety Concern Chimney 1 Flue Lining - Unable to evaluate chimney liner in normal home in, Clay Tile

Reference to chimney liners in this section refers only to the part of the liner that is visible above the chimney chase. We are not able to determine the presence or condition of a full chimney liner in a normal home inspection. We always suggest consulting with a qualified chimney professional who can perform a more invasive inspection to determine the presence or condition of any chimney liner.

The east flue in the south chimney is damaged at the top of the chimney and the cap is gone. This flue is serving the water heater. Repair the top of the flue and evaluate to determine if the liner is properly sized for the water heater. It is possible that the flue will need to be lined.



Sat/Minor Repairs Chimney 1 Height - Satisfactory

Sat/Minor Repairs Chimney 2 Location - West

Sat/Minor Repairs Chimney 2 Chase - Stone, Minor tuck pointing needed

Minor tuck pointing will be necessary as on-going maintenance for this chimney.

CHIMNEY

Sat/Minor Repairs Chimney 2 Flue Lining - Clay Tile

Sat/Minor Repairs Chimney 2 Height - Satisfactory

COOLING

Sat/Minor Repairs System 1 Brand - Bryant

Sat/Minor Repairs System 1 Manufacture Date - Number
mfg 1984

Sat/Minor Repairs System 1 Size/Tonage - Number
2.5 Tons

Deferred Maintenance System 1 Approx. Age - 12 plus, Past useful life

The A/C compressor is past its normal useful life of 7 years. Expect to replace this unit at any time.
1984

Service/Repair System 1 Condition - Rusted

Rust noted on the exterior of the compressor. Monitor and repair as necessary.
Replace the condensate pump on the furnace - it is leaking.

Sat/Minor Repairs System 1 Electrical - Ext. Disconnect

Sat/Minor Repairs System 1 Max Fuse Size - 50 amps

Sat/Minor Repairs System 1 Supply Temp - Temp
69 deg.

Sat/Minor Repairs System 1 Return Temp - Temp
78 deg.

GARAGE

Sat/Minor Repairs Garage Type - Attached

Sat/Minor Repairs Garage Masonry Walls - Brick

Sat/Minor Repairs Garage Soffit\Fascia - Aluminum

Sat/Minor Repairs Garage Trim Work - Wood, Loose/cracked paint

Loose/chipped/cracked paint is noted. Please scrape, sand and repaint to protect the trim material.

Sat/Minor Repairs Garage Electrical System - Lighting, Recommend GFCI outlets

GFCI outlets trip faster than regular circuit breakers. Therefore they provide added shock protection around water.
Consider adding this protection to the garage outlets.

All grounded (3-pronged) outlets in the garage are dead. Re-wire.

GARAGE

Sat/Minor Repairs Garage Interior Walls - Concrete block

Cracking noted throughout the concrete block. Monitor and consult with a qualified mason to repair as necessary.



Sat/Minor Repairs Garage Interior Ceiling - Drywall\Plaster

Sat/Minor Repairs Garage Floor - Concrete, Large settling cracks

Large settling cracks (beyond typical) were noted in the concrete flooring. These could pose a trip hazard. Consider repairing.

Safety Concern Garage Door Lift Controls - Opener wired with extension cord

Garage door openers should have a dedicated electrical box near the opener. They should not be plugged in with extension cords. Please add a dedicated grounded electrical box for this garage door opener.



Sat/Minor Repairs Garage Overhead Doors - Wood\Panel

Scrape and repaint garage door to protect from moisture damage.

GARAGE

- Sat/Minor Repairs** Garage Service Doors - Wood
- Sat/Minor Repairs** Firewall (garage to living area) - Present
- Sat/Minor Repairs** Firedoor (garage to living area) - Present

ELECTRIC

- Sat/Minor Repairs** Main Service Drop - Overhead Drop
- Sat/Minor Repairs** Overhead Clearance - Should be 12' over yard/driveway
The main electrical wires should be at least 12 feet above the yard and/or driveway. Consider raising through the roof.
- Sat/Minor Repairs** Main Panel Accessibility - Typical
- Sat/Minor Repairs** Main Panel Location - Basement
- Sat/Minor Repairs** Main Electrical Disconnect/Type - Breaker
- Sat/Minor Repairs** Main Panel Condition - Satisfactory
- Sat/Minor Repairs** Main Electrical Service Wire - Copper
- Sat/Minor Repairs** Main Panel Voltage - 110 / 220
- Sat/Minor Repairs** Main Panel Amperage - 100 amps
- Sat/Minor Repairs** Circuits Labeled - None
Please label all unlabeled circuits.
- Sat/Minor Repairs** Grounding - Water Pipe
- Sat/Minor Repairs** Bonding - Other
Have electrician check the bonding. The main panel and the sub panels are both bonded. Typically, the main should be bonded, but the sub-panel should not.
- Sat/Minor Repairs** Number of spare breakers/fuses - Adequate
3 spares
- Sat/Minor Repairs** Interior House Wiring - Copper, Tin Coated

ELECTRIC

Safety Concern Type of House Wire - Conduit, BX Cable, Cloth wiring

Cloth wiring is older and past its expected useful life. Consider replacing this wiring. We cannot determine the extent of remaining cloth wiring in a visual non-invasive inspection. However the majority of the outlets are 2-prong which is a likely indicator of original wiring. Recommend further evaluation by a qualified electrician to determine if cloth wiring should be replaced.

Sat/Minor Repairs Wire Condition - Satisfactory, Original/older wiring

Sat/Minor Repairs Electrical Outlets - Outlet covers not removed as part of normal inspec, 2 pronged, 3 pronged - grounded

2-prong outlets do not have an equipment ground. When using these outlets plug electronics into grounded surge protector for additional protection.

Safety Concern Undersized branch wires - Main

Each circuit breaker size (i.e. 15 amps, 20 amps) has a required wire gauge (i.e. 14 gauge, 12 gauge respectively). When the branch wires are undersized for the breaker size, then the breakers will not trip quickly enough and there is a risk of fire. All undersized wires should either have the breaker size reduced or the wire size increased. Several 15-amp wires on 20-amp breakers in both panels.

Sat/Minor Repairs Sub Panel Location - Basement

Sat/Minor Repairs Sub panel spare breakers/fuses - None

The sub panel is at capacity. Any further electrical circuits will require either adding another sub-panel or increasing the size of the main box.

PLUMBING

Safety Concern Gas Pipe Condition - Other

Some galvanized piping was used for gas lines. Galvanized piping is highly corrosive and should not be used for gas. Recommend removing all galvanized gas line.

Sat/Minor Repairs Water Source - Municipal

Sat/Minor Repairs Main Supply Type - Lead

Lead pipe is considered acceptable in a water line before the water meter. The line before the meter in this home is lead. None of the other lines appear to be lead.

Sat/Minor Repairs Main Shut Off Location - Basement

Sat/Minor Repairs Interior Visible Supply Pipes - Copper, Galvanized

Galvanized plumbing pipes will corrode and rust from the inside out. As a result, pipes may leak without warning (i.e. visible corrosion). This interior corrosion may also lead to low water pressure. These pipes should be closely monitored and leaks should be expected. As the pipes deteriorate, replace with copper piping.

Sat/Minor Repairs Supply Pipe Condition - Dis-similar metals

Copper plumbing will cause galvanized plumbing to corrode prematurely. Therefore, these two metals should not come into contact with one another. Special di-electric connectors are required whenever these two metals are used in the same system. Improper connectors were noted in this home. In order to prevent corrosion, replace connections. Noted under bath room.0

Sat/Minor Repairs Interior Waste/Vent Pipes - Cast Iron

Sat/Minor Repairs Waste Pipe Condition - Corroded

Pipes corroded. Monitor and repair/replace as necessary.

PLUMBING

Sat/Minor Repairs **Water Pressure - Low when multiple fixtures are running**

The water pressure changes when multiple fixtures are running. This is typical in homes with older galvanized plumbing.

Sat/Minor Repairs **Drainage - Adequate**

W. HEATER

Sat/Minor Repairs **Water Heater 1 Mfg. - Mor-Flo**

Sat/Minor Repairs **Serial number - Number**

9809118753

Deferred Maintenance **Water Heater 1 Approx. Age - 9, Expect to repair/replace within 5 years**

The normal useful life of a water heater is 7 years. Expect to repair or replace this water heater within the next 5 years.

Sat/Minor Repairs **Water Heater 1 Size - 40**

Sat/Minor Repairs **Flue Condition - Satisfactory**

Sat/Minor Repairs **Water Heater Fuel - Gas**

Sat/Minor Repairs **Water Heater Gas Piping - On/Off Valve Present, Sediment Trap Present**

Sat/Minor Repairs **Combustion Air - Appears sufficient**

Sat/Minor Repairs **Water Heater Cold Water Valve - Present**

Sat/Minor Repairs **Temp. Pressure Relief Valve and Pipe - Other**

Temp and pressure valve extension threaded and should be replaced or threads removed.

Sat/Minor Repairs **Water Heater 1 Condition - Satisfactory**

FURNACE

Sat/Minor Repairs **FURNACE - General Comment**

There is a return duct located near the furnace. Recommend covering this vent so that gases from the furnace cannot get pulled into the air supply.

Sat/Minor Repairs **Distribution System Material - Metal Duct**

Sat/Minor Repairs **Thermostat - Programmable**

Sat/Minor Repairs **Forced Air System 1 Mfg. - Bryant**

FURNACE

Sat/Minor Repairs Serial Number - Number

4883A40339

Sat/Minor Repairs Model Number - Number

394GAW048150A

Deferred Maintenance Forced Air System 1 Approx. Age - 20 plus

Unit is very old and extended life should not be expected.

Sat/Minor Repairs Forced Air System 1 BTU Per Hour - Other

Other = 150,000

Sat/Minor Repairs Forced Air System Energy Source - Gas

Sat/Minor Repairs System 1 Gas Piping - On/Off Valve Present, Sediment Trap Present

Sat/Minor Repairs Combustion Air - Satisfactory

Sat/Minor Repairs Heat Exchanger - Significant rusting

There is significant rusting within the visible parts of the heat exchanger. This could be indicative of problems with the heat exchanger or mechanics of the furnace. We recommend further evaluation by a qualified HVAC professional.

Sat/Minor Repairs Filter System - Disposable, Needs cleaning

The filter needs cleaning. This will improve the operation of the furnace and improve the air quality within the home.

Sat/Minor Repairs Flue Piping - Correct pitch

Fill hole in the where it meets the chimney.

Sat/Minor Repairs Humidifier - Other

None

Sat/Minor Repairs Furnace System 1 Operation - Fired

BASEMENT

Safety Concern BASEMENT - Presence of asbestos-like materials

There are pipes in the basement with asbestos-like pipe wrapping. This material should be evaluated by a professional licensed to work with these types of materials. Proper control of asbestos requires removal, encapsulation (with a soffit or wall, for example) or a wrap with appropriate marine repair tapes. If asbestos is removed, there are strict protocols requiring containment, continuous air monitoring, and disposal which must be followed.



BASEMENT

Sat/Minor Repairs Basement Type - Partially finished, Full

Sat/Minor Repairs Basement Access - Interior Stairs

Sat/Minor Repairs Covered walls - All

All wall areas are finished. We were unable to inspect the foundation under finished walls.

Sat/Minor Repairs Basement Wall Finish - Drywall

Sat/Minor Repairs Basement Floor - Cement

Sat/Minor Repairs Basement Structural Columns - Steel

Sat/Minor Repairs Basement Structural Beams/Girders - Steel

Sat/Minor Repairs Basement Ceiling Sub Floor - Particle BD.

Sat/Minor Repairs Basement Ceiling Joist - 2X10

Other = some joists heavily notched. Reinforce as necessary.
Around bathroom plumbing



Sat/Minor Repairs Basement Insulation - Not visible

Sat/Minor Repairs Basement Drainage - Floor Drain

BASEMENT

Sat/Minor Repairs Basement stairs - Satisfactory

Sat/Minor Repairs Moisture - old - Walls, Throughout

Water damage is noted on the joists/sills under the north living room wall. We cannot determine if this area is actively leaking or old damage. Monitor.



Sat/Minor Repairs Moisture fresh - Walls

Fresh moisture was noted on the south side. Please provide information as to what caused this moisture. Please repair and monitor for further leaking.

BASEMENT

Safety Concern Presence of mold-like substance - Walls, Throughout

Mold-like substance noted throughout the basement. Some areas also have fungus growing - indicating that moisture issues have been on-going. This substance should be tested and appropriately remediated/removed.

Recommend consulting with a basement water proofing company to determine the best way to prevent water from continuing to enter this basement.



Sat/Minor Repairs Ventilation - Windows

Recommend use of de-humidifier

Sat/Minor Repairs At least two ways out of basement - No

There is only one way out of this basement.

FIREPLACE

Sat/Minor Repairs Fireplace 1 type - Masonry

FIREPLACE

Sat/Minor Repairs Fireplace 1 starter type - Wood

Sat/Minor Repairs Fireplace 1 damper - Operates

Sat/Minor Repairs Fireplace 1 safety issues/condition - Cracks in firebrick should be repaired

The cracks in the firebrick should be repaired by a qualified fireplace professional. Repair missing mortar in the hood.
Basement
Also consider adding a cap that will prevent rain from entering the flue and causing deterioration inside the firebox.

Sat/Minor Repairs Fireplace 2 type - Masonry

Sat/Minor Repairs Fireplace 2 starter type - Wood

Sat/Minor Repairs Fireplace 2 damper - Does not operate

Damper does not operate. Please repair. Living room

LAUNDRY

Sat/Minor Repairs Laundry Water Pressure - Normal

Sat/Minor Repairs Laundry Sink Basin - Porcelain/enamel

Sat/Minor Repairs Laundry Sink Faucets - Does not leak

Service/Repair Laundry Sink Drain/Trap/Supply Pipes - Chrome, Leaks

There is a leak in the sink plumbing. Please repair.

Sat/Minor Repairs Washer - Not tested due to personal items

The washer could not be tested because of the leak in the laundry sink.

Sat/Minor Repairs Dryer - Ran through cycle

Sat/Minor Repairs Laundry Water Shutoff Handles - Accessible

Sat/Minor Repairs Washer Drains - Laundry Sink, Recommend adding lint trap to drain pipe

There is no lint trap on the end of the laundry drain pipe. As a result, the lint is going down the sink drain. This will cause slow drainage. Please add a lint trap.

Safety Concern Dryer Vented - Wall, Plastic vent material

Plastic dryer vent material is combustible and has been the cause of numerous house fires. This vent should be replaced with a rigid metal vent material.

Sat/Minor Repairs Dryer Energy Source - Electric

Sat/Minor Repairs Separated from other mechanicals - Yes

KITCHEN

Sat/Minor Repairs Kitchen Walls - Plaster

Sat/Minor Repairs Kitchen Ceilings - Plaster

Sat/Minor Repairs Kitchen Floors - Vinyl

Sat/Minor Repairs Kitchen Doors - Satisfactory

Sat/Minor Repairs Kitchen Cabinets - Wood/Wood Veneer

Sat/Minor Repairs Kitchen Counters - Laminate

Sat/Minor Repairs Kitchen Heating and Cooling - Satisfactory

Sat/Minor Repairs Kitchen Switches - Sample Number Tested

Sat/Minor Repairs Kitchen Fixtures - Sample number tested

Sat/Minor Repairs Kitchen Outlets - Recommend converting to GFCI outlets

GFCI outlets trip faster than regular circuit breakers. Therefore they provide added shock protection around water. GFI receptacles are now recommended on all kitchen outlets.

Sat/Minor Repairs Kitchen Water Pressure - Low sink

The water pressure is low in the sink. We recommend further evaluation by a qualified plumber.

Sat/Minor Repairs Kitchen Drainage - Normal

Sat/Minor Repairs Kitchen Sink Basin - Porcelain/enamel

Porcelain is chipped

Sat/Minor Repairs Kitchen Sink Faucets - Does not leak

Sat/Minor Repairs Kitchen Sink Drain/Trap/Supply Pipes - Chrome, Corroded drain

The drain piping is corroded. Please monitor for leaking and repair as necessary.

Sat/Minor Repairs Garbage Disposal - None

Sat/Minor Repairs Dishwasher - Not tested

We do not test dishwashers in vacant homes because we do not want to leave them running after we leave.

Sat/Minor Repairs Refrigerator - Operates

Sat/Minor Repairs Oven - Operates

KITCHEN

Sat/Minor Repairs Cook top - Operates

Sat/Minor Repairs Exhaust Fan - Does not operate

The exhaust fan is not operating and should be repaired. over oven

HALF BATH

Sat/Minor Repairs Number of Half Baths - 1

Sat/Minor Repairs Bath Ceilings - Dry Wall

Sat/Minor Repairs Bath Walls - Dry Wall

Sat/Minor Repairs Bath Floors - Tile

Sat/Minor Repairs Bath Doors - Satisfactory

Sat/Minor Repairs Bath Windows - Satisfactory

Sat/Minor Repairs Bath Switches - Tested

Sat/Minor Repairs Bath Fixtures - Tested

Sat/Minor Repairs Bath Outlets - GFCI protected

Sat/Minor Repairs Half Bath Ventilation - Window

Sat/Minor Repairs Half Bath Heating and Cooling - No heating

There is no heating in the bathroom. This is generally acceptable as long as the bathroom has no exterior walls.

Sat/Minor Repairs Vanity - Satisfactory

Sat/Minor Repairs Half Bath Sink Faucets - Does not leak

Sat/Minor Repairs Half Bath Sink Stopper - Satisfactory

Sat/Minor Repairs Half Bath Sink Basin - Satisfactory

Sat/Minor Repairs Half Bath Sink Drain/Trap/Supply Pipes - Does not leak

HALF BATH

Sat/Minor Repairs Toilet Bowl and Tank - Satisfactory

Sat/Minor Repairs Toilet Operation - Flushes

Sat/Minor Repairs Water Pressure - Normal

Sat/Minor Repairs Drainage - Normal

FULL BATH

Sat/Minor Repairs Number of Full Baths - 1

Sat/Minor Repairs Bath Ceilings - Dry Wall

Sat/Minor Repairs Bath Walls - Dry Wall

Sat/Minor Repairs Bath Floors - Tile

Sat/Minor Repairs Bath Doors - Not latching properly

The door is not latching properly. Please adjust.

Sat/Minor Repairs Bath Switches - Tested

Sat/Minor Repairs Bath Fixtures - Tested

Sat/Minor Repairs Bath Outlets - GFCI protected

Sat/Minor Repairs Full Bath Ventilation - Fan

Sat/Minor Repairs Full Bath Heating and Cooling - Satisfactory

Sat/Minor Repairs Vanity - Satisfactory

Sat/Minor Repairs Full Bath Sink Faucets - Does not leak

Sat/Minor Repairs Full Bath Sink Stopper - Satisfactory

Sat/Minor Repairs Full Bath Sink Basin - Satisfactory

FULL BATH

Sat/Minor Repairs Full Bath Sink Drain/Trap/Supply Pipes - PVC, Does not leak

Sat/Minor Repairs Toilet Bowl and Tank - Satisfactory

Sat/Minor Repairs Toilet Operation - Flushes

Sat/Minor Repairs Bathtub Faucets - Satisfactory

Sat/Minor Repairs Bathtub Drain Stopper - Satisfactory

Sat/Minor Repairs Bathtub Shower head - Satisfactory

Sat/Minor Repairs Bathtub Caulking - Adequate

Sat/Minor Repairs Bathtub Walls - Tile

Sat/Minor Repairs Whirlpool tub - Access panel present, GFCI protected

Sat/Minor Repairs Shower Stall Faucets - Satisfactory

Sat/Minor Repairs Shower Stall Shower head - Satisfactory

Sat/Minor Repairs Shower Stall Caulking - Adequate

Sat/Minor Repairs Shower Stall Walls - Tile

Sat/Minor Repairs Water Pressure - Low when multiple fixtures running

The water pressure is low when multiple fixtures are operating at the same time. We recommend further evaluation by a qualified plumber.

Sat/Minor Repairs Drainage - Slow tub

The drainage is slightly slow in the bathroom tub.
Drum trap noted for tub. Consider replacing if drainage is slow

INTERIOR

Sat/Minor Repairs INTERIOR ROOMS - General Comment

The wall around the window in the pantry is crumbling. It appears that this window was installed without a lintel. Consult with a qualified mason to repair.

Sat/Minor Repairs Interior Walls - Plaster

INTERIOR

Sat/Minor Repairs Interior Ceilings - Plaster

Sat/Minor Repairs Interior Floors - Wood, Tile

Sat/Minor Repairs Doors - Satisfactory

Vintage doors - some don't close properly. This is typical/expected in vintage homes.
Pocket doors in bedroom do not close.

Sat/Minor Repairs Windows - Other

Vintage windows. Many do not open.
Most do not open in the breezeway.
Expect windows to be drafty in the winter time.

Sat/Minor Repairs Closets - Bare closet bulbs - replace with covered fixture

Exposed light bulbs noted closer than 18 inches to the closet shelving. These should be replaced with a fixture that has a globe to protect the bulb. Until the fixture is replaced keep all materials at least 18 inches away from the exposed bulb.
North bedroom closet light fixture loose on ceiling.

Sat/Minor Repairs Interior Switches - Sample Number Tested

Sat/Minor Repairs Interior Fixtures - Sample number tested

Sat/Minor Repairs Interior Outlets - Sample number tested, Three Prong, Two Prong, No equipment ground

Two-pronged outlets do not have an equipment ground wire attached. Either pull a ground wire through to the outlet, add a GFCI or use a grounded surge protector when plugging electronics into these outlets.

Some three-pronged outlets do not have an equipment ground wire attached. Either pull a ground wire through to the outlet, add a GFCI or convert the outlet back to a 2-prong receptacle. Marked with dots.

Sat/Minor Repairs Ceiling Fan - Tested

ATTIC

Sat/Minor Repairs ATTIC - General Comment

Photos show general view of attic
There is a lot of water damage on the sub-roof. However since the roof was recently replaced, it appears that this is probably old damage.



Sat/Minor Repairs Attic Entry Access - Pull Down Steps

Sat/Minor Repairs Attic Access Location - Hallway

Sat/Minor Repairs Attic Structural Framing Type - Rafters

Consider adding collar ties to prevent rafter spread.

ATTIC

Sat/Minor Repairs Attic Sheathing - 1 x wood

Sat/Minor Repairs Attic Insulation - Loose Fill, Old - replace

The insulation is past its expected life and should be replaced.

Sat/Minor Repairs Attic Insulation Thickness - Less than 3 inches

Very little insulation is present on the attic floor. Consider adding insulation to improve heating/cooling efficiency.

Sat/Minor Repairs Attic Ventilation - Roof Vents

Sat/Minor Repairs Attic Fan - None

Safety Concern Attic Wiring - Solid metal, Wires exposed

There is exposed wiring in the attic. This is considered a safety hazard and should be corrected by a qualified electrician.



Sat/Minor Repairs Attic Can Lights - Present

Sat/Minor Repairs Attic Vent Pipes (Plumbing) - Vented Outside

Service/Repair Attic Chimney Flues (Fireplace, Furnace) - Other

Daylight is visible around the west stone chimney. Seal this area so water cannot get in.

STAIRS

Sat/Minor Repairs Risers/treads - Satisfactory

Sat/Minor Repairs Handrails - Missing to basement

A handrail is required anytime there are more than 3 steps. Please add a handrail.

SMOKE/CO DETECT

Sat/Minor Repairs

SMOKE/CO DETECTORS - Add smoke detectors, Add CO detectors, Add fire extinguishers

Recommend adding smoke detectors on each level of the home, in stairwells and within 15 feet of each bedroom.

Recommend adding CO detectors on each level of the home and at least 15 feet from each gas appliance.

Recommend adding a fire extinguisher on each level of the home and in the garage.