Property Inspection Report

Inspector: Perry Rochau, The British Inspector

Cover Page

Property Inspection Report

License #450.011489 Exp 11/30/20
400 25th Ave Ct, East Moline, IL 61244
Phone: 309-428-1639
Email: perry@thebritishinspector.com
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Inspector: Perry Rochau

2598, Bumpy Road, Every Day, IL 61201
Inspection prepared for: SAMPLE SAMPLE
Real Estate Agent:  -

Date of Inspection: 12/7/2018 Time: 9:00 AM
Age of Home: 2011 Size: 2500
Weather: 21 degrees- Snow cover

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Thank you for trusting The British Inspector.

Please carefully read your entire Inspection Report. The Home / Building inspector will observe and report. Offering definitive determination as to the cause / reason of any defects or anomalies is beyond the scope of a home/ Building inspection. The inspection is a visual noninvasive inspection. A home/building inspection is intended to assist in evaluation of the overall condition. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date and time of the inspection and not the prediction of future conditions, some of which could change within hours of inspection. Including, but not limited to: Plumbing leaks, drain leaks or back up, basement moisture intrusion, roof leaks, or HVAC failure. Although every reasonable effort is made to discover and correctly interpret indications of previous, or ongoing defects that may be present, no guarantee is implied, nor responsibility assumed by the inspector for the actual condition, or future condition of the building or property being examined. Concealed damage, or system dysfunctionality of any kind not observed during the inspection and exposed later is excluded from this report. Per inspection agreement.

**A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the date and time of the inspection.**

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals/tradespeople.

**Hidden or concealed areas or defects observed after inspection.** Many areas of plumbing, Gas supply, HVAC, electrical, structure and other systems or components are covered by walls, floors, flooring, vegetation, stored or personal items during an inspection. Problems can often become apparent when carpets or walls are removed, fixtures or cabinets are removed, personal items or stored food is removed. Issues can appear once work on a home begins. This inspection is a visual, non-invasive examination. We do not perform invasive or destructive tests. Hidden or concealed areas are excluded from this inspection. An invasive inspection may require systems, components, or building materials to be removed, disassembled, or the use of specialty testing and or probing equipment to discover or uncover defects. A defect or problem may exist but no clues as to their existence are observed. This would be considered a LATENT defect. Latent defects are not within the scope of this inspection.

**Crawlspaces.** May times inaccessible for full inspection or observed conditions that make it unsafe for inspector to enter, including but not limited to damp or restricted access. Crawlspace should be monitored periodically as damage to structure, plumbing, electrical, HVAC can occur from wet/ damp conditions. Licensed tradespeople always recommended.

**Code/Building standards compliance.** A home inspection does not check or verify CODE or current building regulation compliance. Licensed trades people may be required to "bring items to code or compliance" when performing repairs or may uncover other defects when performing such repairs.

**Repairs/updates/corrections.** It is not uncommon for additional components or systems to be replaced when repairs or corrections are carried out as defects may be uncovered when performing such repairs or invasive inspections are performed.

**Odors** – If excessive, or what appear to be abnormal odors are apparent, the inspector will report on such conditions if they were observed during inspection. Air fresheners of all types are often installed in a home or building. This is not considered a defect. A home inspection cannot determine if the use of air fresheners or fresh painted areas is being used to mask any other type of odor or issue. This is not within the scope of this inspection.

**Condominium/Town Home inspections** - If this inspection is a condominium or town home inspection (Per the inspection agreement) the inspection will not include, exterior or common areas, including but not limited to: Roof, siding, windows, decks, etc. No systems or components outside the unit will be inspected.
Our comments are for your use only. We cannot advise you on what matters, if any, you may want to raise with the seller (if applicable), relating to your possible purchase or sale of the property. That is between the buyer and seller. It is your responsibility to follow upon or correct (prior to close) any observations made in report, or with the appropriate professionals.

Please place your cursor over any highlighted areas in the main report. This will open a window with further details on highlighted topic.

Remodel/Updating or modifications- We recommend you follow up and verify details of prior or current/active updates or remodels performed or being performed at the property, especially if updates/modifications involve structural components.

Environmental- If your home/building was built before 1978, there is a good chance it has lead based paint in one or more areas. For details log onto http://www.epa.gov/lead. A standard home inspection does not inspect or test for environmental hazards, including but not limited to; lead paint, asbestos, air quality, water quality and mold. Asbestos could be present in building materials, insulation, flooring, texture finishes or other areas of the home, especially older homes. Lab testing is required to correctly identify potential hazards. According to the EPA molds are part of the natural environment, and can be found everywhere, indoors and outdoors. Mold is not usually a problem, unless it begins to grow indoors. For more information on mold and mold clean up log onto http://www.epa.gov/mold.

Stains – TBI will report any stains, growths etc. observed during the inspection. A visual inspection cannot determine cause or type of stain observed. We recommend you follow up to determine cause and type of any stains observed during the inspection.

Structural – Inspector is not a structural engineer. Only a licensed structural engineer should determine if a structure is sound. Inspector will observe and report. It is the client’s responsibility to follow up on observations reported.

Septic/well - As per the pre-inspection agreement, well, community supply or septic systems are not within the scope of this inspection. Please consult licensed professionals regarding wells or septic systems.

Drainage – We highly recommend a sewer scope performed by a licensed professional to determine the condition of buried/concealed drain lines as repair/replacement can be very costly. A home inspection does not include inspection of buried or concealed areas including drainage pipes.

Fireplaces and chimneys. Annual servicing of all types of fireplaces is recommended. Note: For health and safety of occupants, we highly recommended that the chimney and all venting systems be evaluated by a licensed professional prior to use.

HVAC – Inspector will only activate heating and/or cooling using normal operating controls, and only if outside temperature/conditions allow. We do not dismantle heating or cooling equipment. If further evaluation is required, a licensed HVAC professional is recommended.

Older homes: When inspecting older homes/buildings many systems/materials may be present that were considered "OK," or met current standards when originally built, but may not be current with today’s standards. For example, but not limited to: Older (ungrounded) electrical outlets, or wiring. Older plumbing materials/systems, deck or stair rail height and spindle spacing etc. Updates/upgrades to older systems/materials are to be expected, especially on older homes.

3 Steps to take if you smell gas - 1. Do not attempt to locate the leak. Leave the area immediately and do not touch anything that could cause a spark. 2. Call your Gas service provider from another location at a safe distance. 3. Do not re-enter the area until you have been advised that it is safe.

CLICK ON LINKS BELOW OR COPY AND PASTE IN YOUR BROWSER FOR MORE INFORMATION ON CARBON MONOXIDE AND SMOKE DETECTORS.

https://www.cdc.gov/co/pdfs/Flyer_Danger.pdf Carbon Monoxide
# Report Summary

## Bedrooms

| Page 8 Item: 3 | Windows | • One or more windows did not lock/latch properly, correction recommended. |
| Page 8 Item: 6 | Electrical | • Observed one or more ungrounded receptacle. |

## Attic

| Page 12 Item: 4 | Electrical | • knob and tube wiring present. Tested live during inspection |
| Page 13 Item: 7 | Exhaust Vent | • Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture. |

## Basement/Crawlspace

| Page 14 Item: 4 | Walls | • Observed uneven wall surface on section of basement wall. This could be surface difference only, or where whole area of block has moved inward. Inspector cannot determine cause, or if area will worsen. Recommend a licensed foundation company review to determine if corrective measures are needed. |
| Page 15 Item: 7 | Drainage Plumbing | • It is recommended that all homes/buildings obtain a full sewer scope by a licensed plumber to determine condition of buried drainage pipes. Buried or concealed areas are not within the scope of this inspection. |
| Page 16 Item: 9 | Plumbing Materials / Supply/ Shut Off | • Observed galvanized steel water distribution pipes in the home. |
| Page 16 Item: 10 | Basement Electric | • Observed one or more ungrounded outlets during inspection. |
| Page 17 Item: 18 | HVAC Source | • Detached duct observed. See kitchen HVAC. |
## Inspection Details

### 1. Attendance
In Attendance: No other parties present at inspection.

### 2. Home / Building Type
Home Type: Detached • Single Family Home

### 3. Occupancy
Occupancy: Vacant • Personal and household items/ furniture observed.

### 4. Inspection Type
Standard  Home Inspection • SAMPLE!SAMPLE!SAMPLE!SAMPLE. THIS IS A SAMPLE REPORT ONLY. NOT A COMPLETE INSPECTION REPORT.
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include, cabinets, counters, sinks. Appliances are considered personal property. To prevent possible property damage inspector may not operate appliances. Inspector will not move personal items or furniture. A representative number of doors, windows and electrical outlets will be inspected. **NOTE:** The inspector cannot predict future conditions, leaks, system or component failures. **As traps and vents can become clogged, inspector recommends monitoring sinks for slow running drains, excessive gurgling noises or sewer odors.**

1. **Cabinets**
   Observations:
   • I did not observe any major defects during my inspection.
   • Normal wear and tear observed during inspection.

2. **Counters**
   Observations:
   • I did not observe any major defects during my inspection.

3. **Electrical**
   Observations:
   • I did not observe any major defects during my inspection.

4. **GFCI**
   Observations:
   • GFCI tested were operational.
   • No equipment ground outlets observed.

5. **Sink / plumbing**
   Observations:
   • I did not observe any major defects during my inspection.

6. **Garbage Disposal**
   Observations:
   • No garbage disposal observed during inspection.

7. **Dishwasher**
   Observations:
   • Dishwasher was operational at the time of inspection.
   • Lack of a proper air gap noted or loop in dish washer drain line. In the event of a sewer backup this would prevent sewer matter from entering into dishwasher. Recommend installing an **air gap** loop in drain to prevent possible contamination.
8. Refrigerator
Observations:
• No refrigerator observed during inspection.

9. Microwave
Observations:
• I did not observe any major defects during my inspection.

10. Vent Condition
Materials: Recirculating
Observations:
• I did not observe any major defects during my inspection.
• Recommend cleaning filter regularly for fire safety.

11. Cook top condition
Observations:
• Cook tops and stoves are considered personal property. For safety and to avoid potential damage inspector will not operate cook top or stove. Verify operation before close or during final walk through.

12. Windows
Observations:
• I did not observe any major defects during my inspection.
• Unable to access one or more windows due to stored items or furniture

13. Ceiling Condition
Observations:
• I did not observe any major defects during my inspection.

14. Doors
Observations:
• I did not observe any major defects during my inspection.

15. Wall Condition
Observations:
• I did not observe any major defects during my inspection.

16. Floor Condition
Observations:
• I did not observe any major defects during my inspection.
• Floor coverings prevent inspector from being able to inspect sub floor condition.
• Unable to inspect areas covered by furniture or personal belongings.

17. HVAC Source
Observations:
• No heating observed coming from kitchen HVAC register. See basement HVAC.
See basement HVAC observations
Bedrooms

Walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items, furniture may prevent inspection of some areas. Inspector will not move furniture or personal items. Inspector will inspect a representative number of outlets and windows. Outlets in use will not be inspected.

1. Smoke Detectors

Observations:
• Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
• Observed one or more rooms that should have smoke detectors installed. We recommend having them installed. See notes and links at beginning of report regarding smoke and carbon monoxide detectors.
• Recommend Carbon monoxide detectors near sleeping areas and on each level. Follow manufacturers instructions for installation.

2. Closets

Observations:
• I did not observe any major defects during my inspection.

3. Windows

Observations:
• Correction recommended at one or more areas.
• One or more windows did not lock/latch properly, correction recommended.

4. Wall Condition

Observations:
• I did not observe any major defects during my inspection.

5. Ceiling Condition

Observations:
• I did not observe any major defects during my inspection.

6. Electrical

Observations:
• Ungrounded receptacle observed.
• Observed one or more ungrounded receptacle.

7. Ceiling Fans

Observations:
• I did not observe any major defects during my inspection.
8. Doors
Observations:
• I did not observe any major defects during my inspection.

9. Floor Condition
Observations:
• Floor coverings prevent inspector from being able to inspect sub floor condition.
• Creaky floors observed.

10. HVAC Source
Observations:
• I did not observe any major defects during my inspection.
Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioner using normal thermostat controls if conditions allow. For a more thorough investigation of the system please contact a licensed HVAC service person. Weather/ temperature conditions may prohibit operation of HVAC. Verify all service history. Inspector will not measure, calculate, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air, fresh air intakes, make up air, humidifiers, dehumidifiers, electronic air filters, geo thermal systems or solar heating systems. Return vents are responsible for air pressure, system performance and air quality and comfort. Many older homes lack return vents for optimal system performance, but this is not often a major issue. If your home has limited return vents, keep the doors to each room open so air can properly circulate. If you ever need portions of your ducts replaced, that might be a good time to add additional return vents.

Energy Efficiency: If your furnace was installed prior to 1992 its energy efficiency is most likely less than 72%. Newer systems have energy efficiency rating of 90% or more. If older cooling and heating systems are installed consider upgrading to more energy efficient systems. This can substantially reduce energy use and lower utility bills. Always consult with a licensed HVAC professional to evaluate and determine system requirements.

1. Venting
   Observations:
   • I did not observe any major defects during my inspection.

2. Gas Valves
   Observations:
   • I did not observe any major defects during my inspection.

3. Refrigerant Lines
   Observations:
   • I did not observe any major defects during my inspection.

4. Filters
   Observations:
   • I did not observe any major defects during my inspection.
   • Filters help clean the house/ building air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter regularly following manufacturers recommendations.

5. Thermostats
   Observations:
   • I did not observe any major defects during my inspection.
   • Located on main level
6. Heater Condition

Furnace is located in the basement
Materials: Gas fired forced hot air.
Observations:
• I did not observe any major defects during my inspection.
• Inspection of mechanicals using normal operating procedures. If further evaluation is required we recommend a licensed HVAC technician evaluate.
• Annual service checks recommended.
• Typical service life of a furnace is 16-20 years. Deferred cost.
• Manufacture date appears to be 2018.
Attic

Inspector will inspect attic structure, insulation, plumbing, electrical, from hatch access only. Some areas may not be visible from the access hatch and are excluded from this report. It is possible for attics that are observed as dry during the inspection show signs of moisture at a later date. Inspector cannot guarantee a dry attic or future conditions. Thermostatically controlled vents or whole house exhaust vents will not be operated. Periodic inspection of attic area recommended.

1. Access

Observations:
- Most attics will be inspected from the attic hatch to prevent causing damage to the home, or for the safety of the inspector. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.
- Inspected from Access hatch only.
- Main level hallway ceiling.

2. Structure

Observations:
- I did not observe any major defects during my inspection.
- Insulation material prevent inspection of structure.

3. Ventilation

Observations:
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.
- Gable louver vents noted.

4. Electrical

Observations:
- Electrical areas not visible or covered are excluded from this report. (See Limitations)
- Knob and tube wiring present. Tested live during inspection

5. Attic Plumbing

Observations:
- I did not observe any indications of any major defects during my inspection.

6. Insulation Condition

Materials: Blown in insulation noted
Observations:
- I did not observe any indications of any major defects during my inspection.
7. Exhaust Vent

Observations:
• Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture.
Basement/Crawlspace

Visible areas of the foundation, floor, wall, ceiling and structure will be inspected. It is impossible for inspector to determine if observed moisture or cracks are stable or will become worse. **CRAWLSPACES:** Inspector will not enter crawlspaces with less than 36” of clearance, exposed soil floor, damp floor, or where entry could cause damage or pose a hazard to the inspector, including but not limited to: bio growth, pests, pesticides from pest treatment, asbestos, standing water or sewage, improper wiring and other environmental hazards. Systems and components within **crawlspace** should be inspected on a regular basis to prevent moisture damage and potential hazardous conditions, including but not limited to; structure, walls, plumbing materials etc.

**Important note on termite/wood destroying pests.** Inspecting for termites/wood destroying pests is NOT within the scope of this inspection per the inspection agreement. It is recommended that you hire the services of a licensed termite/wood destroying pest company to fully inspect for the presence of this type of pest or other pests and damage related to.

**OLDER HOMES:** Older plumbing materials are common in older homes built prior to the 1960s. Some was still being installed as late as the 1980s. If your home contains galvanized plumbing replacement is inevitable at some point as after decades of use, corrosion and rust build up can cause problems.

As traps and vents can become clogged, inspector recommends monitoring sinks for slow running drains, excessive gurgling noises or sewer odors.

**Septic and Well systems and components are not within the scope of this inspection and should be serviced regularly.**

### 1. Access Condition

**Materials:** Stairway from main level noted

![Basement access](image)

### 2. Stairs

**Observations:**
- I did not observe any indications of any major defects during my inspection.

### 3. Railings

**Observations:**
- I did not observe any indications of any major defects during my inspection.

### 4. Walls

**Materials:** Partly finished basement noted.

**Observations:**
- *Efflorescence* observed
- Observed uneven wall surface on section of basement wall. This could be surface difference only, or where whole area of block has moved inward. Inspector cannot determine cause, or if area will worsen. Recommend a licensed foundation company review to determine if corrective measures are needed.
5. Ceiling Condition

Observations:
- Stains observed during inspection. No active leak observed during the inspection. Recommend reviewing history/reason with seller prior to close.

6. Slab Floor

Observations:
- Inspection limited to visible areas only.
- I did not observe any indications of any major defects during my inspection.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

7. Drainage Plumbing

Observations:
- I did not observe any indications of any major defects during my inspection.
- Buried or concealed pipes or systems are not within the scope if this inspection.
- The home has an interior drainage system. It is advised to obtain documentation and warranty information from current owner.
- It is recommended that all homes/buildings obtain a full sewer scope by a licensed plumber to determine condition of buried drainage pipes. Buried or concealed areas are not within the scope of this inspection.

8. Sump Pump

Observations:
- Pump was activated at the time of inspection, we suggest you verify operation prior to close.
- Back up battery recommended

Observations:
• Supply and Sewer - City Service
• Supply pipe appears to be copper.
• Observed galvanized steel water distribution pipes in the home.

10. Basement Electric

Observations:
• Observed one or more ungrounded outlets during inspection.
• Observed live knob and tube wiring.

11. GFCl

Observations:
• Recommend updating to GFCI outlets in unfinished areas.

12. Basement/Crawlspace Ductwork

Observations:
• Most areas not visible due to finished ceilings and walls.

13. Framing

Observations:
• I did not observe any indications of any major defects during my inspection.
• Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.
### 14. Subfloor

Observations:
- I did not observe any indications of any major defects during my inspection.
- Some areas not visible due to finished ceilings and walls.
- Stains observed at one or more locations during inspection. No active leak observed during the inspection. Recommend reviewing history/reason with seller prior to close.
- Observed areas of prior repairs.

![Prior repairs](image)

![Evidence of prior moisture](image)

### 15. Insulation

Observations:
- No insulation observed
- Recommend adding insulation

### 16. Windows

Observations:
- Observed one or more windows sealed shut.

![Sealed shut](image)

### 17. Basement Bedrooms

Observations:
- Please check local area requirements pertaining to basement bedrooms. Most areas require egress windows for rooms used as sleeping areas.

### 18. HVAC Source

Observations:
- Detached duct observed. See kitchen HVAC.

![Disconnected Duct](image)

![Opening in duct](image)
19. Smoke Detectors

Observations:
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Alarm operation is required.
• Recommend adding carbon monoxide detectors near sleeping areas. Follow manufacturers instructions for installation.
<table>
<thead>
<tr>
<th><strong>Term</strong></th>
<th><strong>Definition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Air Gap</td>
<td>Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.</td>
</tr>
<tr>
<td>Creaky</td>
<td>Creaky floors can have multiple causes. Some creaking of floors can be common in older homes. From sub floor issues, boards rubbing against nails, temperature and humidity, improper installation or workmanship, or settling and foundation movement. A visual inspection cannot determine cause. Any further evaluation should be done by applicable licensed contractor.</td>
</tr>
<tr>
<td>Deferred cost</td>
<td>Deferred cost: Item or system that inspector (in his opinion) may not require immediate repair or replacement, but something client should plan for. Examples of this could be: Older major appliances, older windows, older roof etc. Note: Inspector cannot determine life expectancy of any item or system. It is possible for items listed as deferred cost to require repair or replacement sooner than expected or planned.</td>
</tr>
<tr>
<td>Efflorescence</td>
<td>Caused by the migration of salt within the building material to the surface. Usually a sign that moisture is, or has been present. Monitor area for moisture intrusion.</td>
</tr>
<tr>
<td>Evaluate</td>
<td>Further evaluation / inspection by a licensed professional to determine if corrective measures are needed.</td>
</tr>
<tr>
<td>GFCI</td>
<td>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. Standards and requirements for GFCI outlets have changed multiple times since the 1970’s and continue to do so. Even if not required when the home was built it is recommended that these types of outlets are in place for occupant safety.</td>
</tr>
<tr>
<td>Galvanized</td>
<td>Galvanized is prone to bore shrinkage from accumulation of interior corrosion and flaking galvanized finish. Older pipes will eventually need to be replaced. Consult a licensed plumber if low pressure, water discoloration is observed, or if further evaluation is required. Replacing galvanized pipe can be a costly project. Recommend obtaining estimates for planning purposes.</td>
</tr>
<tr>
<td>HVAC</td>
<td>HVAC- Heating, ventilation, and air conditioning. This abbreviation will be used for, forced air/cooling, hot water/steam heat, electrical base board heat.</td>
</tr>
<tr>
<td>No equipment ground</td>
<td>GFCI outlets may have been installed to replace older two pronged outlets. While this may protect against electric shocks, they may not protect powered appliances or work with surge protectors. This type of outlet should be identified as &quot;no equipment ground&quot;</td>
</tr>
<tr>
<td>Prior repairs</td>
<td>If evidence of prior repairs/ modifications are observed, the inspector will note them in the report. As this is a visual inspection only, it is recommended that you obtain as much information as possible regarding repairs, modifications, updates etc, especially when possible changes/ modifications to structural framing are observed. Review all documentation along with who carried out repairs, updates or modifications. If no documentation is available, you may consider checking with local city offices to determine if any permits were requested, if applicable. Inspector is not a structural engineer and cannot determine if a structure is sound.</td>
</tr>
<tr>
<td>Repair</td>
<td>Recommend repair, replacement or correction. Area, system, or component that inspector recommends repairing, replacing or correcting. Licensed tradespeople (if applicable) are always recommended to carry out any recommended repairs, replacements or corrections.</td>
</tr>
<tr>
<td>Ungrounded</td>
<td>Ungrounded outlets are common in older homes and most likely the current standard when the home was built prior to the late 1960's. Grounding of receptacles is an important safety feature as it minimizes the risk of electric shock and helps protect electrical equipment from damage. Consider planning for updates by a licensed electrician for a fully grounded service. NOTE: Age alone doesn’t mean wiring is inherently unsafe. It takes a licensed electrician to properly assess the condition of old wiring and its ability to handle electrical loads of your home.</td>
</tr>
<tr>
<td>knob and tube</td>
<td>Knob and tube wiring was commonly installed years ago. It is ungrounded and can become brittle over time. Anytime knob and tube wiring is observed, evaluation from a licensed electrician is recommended.</td>
</tr>
</tbody>
</table>