Covering Your Assets

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Inspector: **Todd Wooldridge**

Property Inspection Report

Client(s): **Holly and Carlos**
Property address: **6145 Parrish Rockford Illinois**
Inspection date: **Sunday, May 30, 2021**

This report published on Thursday, June 3, 2021 9:01:05 AM CDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General Information

Report number: 053021
Time started: 10 a.m.
Time finished: 1 p.m.
Present during inspection: Client

Client present for discussion at end of inspection: Yes
Inspector: Todd Wooldridge
Weather conditions during inspection: Dry (no rain), Sunny
Temperature during inspection: Warm
Ground condition: Dry
Recent weather: Dry (no rain)
Overnight temperature: Cool
Inspection fee: 500
Payment method: Cash
Type of building: Single family
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 45
Front of building faces: North
Main entrance faces: North
Occupied: No
Source for additions and modifications: Property listing, 2020 Remodel

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of retaining walls: Appeared serviceable
Retaining wall material: Concrete
Site profile: Minor slope
Condition of driveway: Appeared serviceable
Driveway material: Asphalt

1) One or more landscaping timbers used in steps or walkways were rotten or damaged by wood-destroying insects and posed a trip or fall hazard. Recommend that a qualified person replace landscaping timbers as necessary.

Photo 1-1

Photo 1-2

Photo 1-3

Photo 1-4

Photo 1-5

Photo 1-6

Photo 1-7

Photo 1-8

Photo 1-9

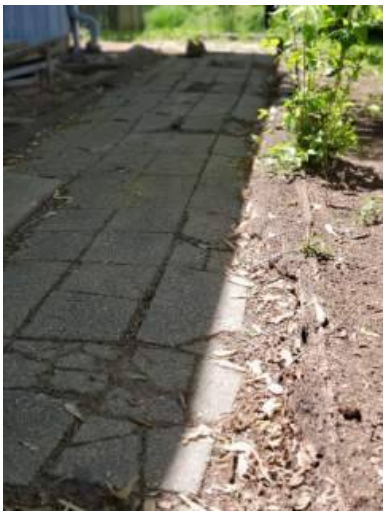

Photo 1-10

Photo 1-11

Photo 1-12

Photo 1-13

Photo 1-14

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include

below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood fiber
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Finished basement, Concrete slab on grade, Concrete garage slab
Foundation/stem wall material: Poured in place concrete
Anchor bolts or hold downs for seismic reinforcement: None visible
Shear panels for seismic reinforcement: None visible

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2) Many sections of siding and/or trim were deteriorated and/or rotten. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 2-1

Photo 2-2

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3) This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:
https://www.reporthost.com/?PERMPLUS
https://www.reporthost.com/?COMPSDNG

Photo 3-1

Photo 3-2

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4) Trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Photo 4-1

Photo 4-2

Photo 4-3

5) The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Photo 5-1

Photo 5-2

Photo 5-3

6) Caulk was deteriorated in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: https://www.reporthost.com/?CAULK

Photo 6-1

Photo 6-2

Photo 6-3

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable
Pier or support post material: Wood, Concrete
Beam material: Solid wood
Floor structure above: Solid wood joists
Condition of insulation underneath floor above: Not applicable, none installed
Insulation material underneath floor above: None visible

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7) One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from ground
Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)
Gutter and downspout material: Metal
Gutter and downspout installation: Full

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8) The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

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9) One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.

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10) Extensions such as splash blocks or drain pipes for one or more downspouts were damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Photo 10-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Not inspected because no access was found

Location of attic access point #A: Garage

11) Attic access point(s) #A were inaccessible because car parked in the way.. These areas were not evaluated and are excluded from this inspection. The condition of these areas is unknown.

12) No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

13) The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

https://www.reporthost.com/?AGFR

14) No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit:
https://www.reporthost.com/?GDPES

15) One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.

Photo 15-1

16) The attic access hatch in the garage was blocked by a vehicle or stored items. The inspector was unable to enter, view or traverse the attic space over the garage. This area is excluded from this inspection.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 100
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 100
System ground: Ground rod(s) in soil
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Basement
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: No, recommend install
Carbon monoxide alarms installed: No, recommend install

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17) One or more electric receptacles at the kitchen, bathroom(s) and/or basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
https://www.reporthost.com/?GFCI

Photo 17-1

Photo 17-2

Photo 17-3

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18) No electric receptacle was installed at the kitchen island. At least one GFCI-protected receptacle should be installed at islands with counter tops longer than 12 inches to prevent appliance cords from crossing paths where people walk. Recommend that a qualified electrician install receptacle(s) at the island per standard building practices.

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19) No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per

standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit: https://www.reporthost.com/?SMKALRM

20) One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Photo 20-1

Photo 20-2

21) No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: https://www.reporthost.com/?COALRM

22) One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.

Photo 22-1

Photo 22-2

Photo 22-3

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23) One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall switches as necessary.

Photo 23-1

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24) Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 24-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
Water service: Public
Location of main water shut-off: Basement, Bedroom closet
Service pipe material: Galvanized steel
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper, PEX plastic
Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)
Drain pipe material: Plastic, Galvanized steel
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Location(s) of plumbing clean-outs: Basement
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Sump pump installed: Yes
Condition of sump pump: Required repairs, replacement and/or evaluation (see comments below), 2 sump pumps. The one in the lau dry room seems to be defective and not working. Standing stale water in pit above the top of the pump.

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25) One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Photo 25-1

Photo 25-2

Photo 25-3

Photo 25-4

Photo 25-5

Photo 25-6

Photo 25-7

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26) One or more leaks were found in drain pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Photo 26-1

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27) Significant corrosion was found in some drain pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

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28) Both sump pumps appeared to be inoperable. Water may accumulate in the building substructure during periods of heavy rain. Recommend that a qualified contractor evaluate and repair or replace the sump pump as necessary. The sump pump in the laundry area is the one this refers to.

Photo 28-1

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29) One or more leaks were found in water supply valves. A qualified plumber should repair as necessary. Front outside faucet leaks.

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30) The sump pump discharge pipe was routed so that it drained close to the foundation. Prolonged, high levels of moisture in soil can cause foundation settlement and failure. If drainage is near a crawl space or basement, water can accumulate in these spaces. Recommend that a qualified contractor repair as necessary so the discharge pipe terminates well away from the foundation and to soil that is sloping down and away from the foundation.

Photo 30-1

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31) One or more hose bibs leaked while off. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Front hose bib leaks.

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32) The inspector did not determine the location of the water meter. Recommend consulting with the property owner to determine the meter location, that you locate it yourself, or consult with the local water municipality if necessary. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank
Energy source: Natural gas
Estimated age: Feb 2021
Capacity (in gallons): 40
Temperature-pressure relief valve installed: Yes
Manufacturer: Rheem
Model number: XG40T06EC36U1
Serial number: Q052138259
Location of water heater: Basement
Hot water temperature tested: No
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: ?
Source for last service date of primary heat source: ?
Condition of forced air heating/(cooling) system: Near, at or beyond service life
Forced air heating system fuel type: Natural gas
Forced air heating system manufacturer: Rheem
Forced air furnace model #: 3204-125JD
Forced air furnace serial number: HN3D104. F4775. 6320
Location of forced air furnace: Basement
Forced air system capacity in BTUs or kilowatts: 100000
Condition of furnace filters: Required replacement
Location for forced air filter(s): Inside air handler
Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Type of combustion air supply: Vent(s) to exterior
Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)
Cooling system and/or heat pump fuel type: Electric
Location of heat pump or air conditioning unit: east
Type: Split system
Estimated age of heat pump or air conditioning unit: 22 years
Approximate tonnage: 2.5
Manufacturer of cooling system and/or heat pump: Bryant
Heat pump or air conditioner model number: 561CJ030-D
Heat pump or air conditioner serial number: 4299E11972
Condition of controls: Appeared serviceable
24 hour automatic ventilation system present: None visible

33) The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

The furnace appears to be a 1975 furnace.

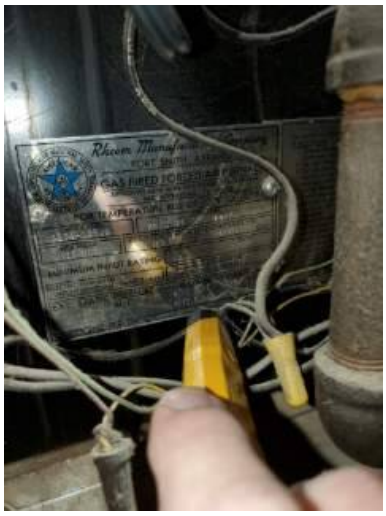

Photo 33-1

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34) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at at any time. Recommend budgeting for a replacement in the near future.

Photo 34-1

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35) One or more heating or cooling air supply registers were missing. The air flow cannot be controlled as a result. Recommend installing registers where missing.

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36) Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Fan or blower installed in gas-fired fireplace or stove: None visible

Condition of chimneys and flues: Appeared serviceable
Gas-fired flue type: B-vent

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Oven, Dishwasher, Refrigerator, Under-sink food disposal
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below)
Condition of dishwasher: Required repair, replacement and/or evaluation (see comments below)
Condition of ranges, cooktops and/or ovens: Required repair, replacement and/or evaluation (see comments below)
Range, cooktop, oven type: Natural gas
Type of ventilation: Hood or built into microwave over range or cooktop
Condition of refrigerator: Required repair, replacement and/or evaluation (see comments below)

37) No accessible gas shut-off valve was visible within 6 feet of the gas-fired range, cooktop and/or oven. This is a potential safety hazard when the appliance needs to be shut down quickly. A qualified contractor should install a shut-off valve per standard building practices.

38) The dishwasher was inoperable. Recommend that a qualified specialist evaluate and repair or replace as necessary.

39) The sink was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink. No drain or plumbing installes under sink.


Photo 39-1


Photo 39-2

Photo 39-3

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40) Substandard repairs were found at the sink drain (e.g. tape, sealant, non-standard components). Recommend that a qualified plumber repair per standard building practices. No drian installed.

Photo 40-1

Photo 40-2

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41) The under-sink food disposal was inoperable. Recommend that a qualified contractor repair or replace as necessary.

Photo 41-1

Photo 41-2

42) The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair. No detectable gas supply to the range, oven, cook top

43) The refrigerator door seal was damaged. Recommend that a qualified person repair or replace as necessary.

44) The sink faucet was dripping. Recommend that a qualified person repair as necessary. Not tested because there was no drain installed.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, basement
Location #B: Half bath, first floor
Location #C: Full bath, first floor
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of ventilation systems: Appeared serviceable
Bathroom and laundry ventilation type: Central exhaust fan
Gas supply for laundry equipment present: Yes
240 volt receptacle for laundry equipment present: No

45) One or more leaks were found at water supply lines for the clothes washer. A qualified plumber should repair as necessary.

Photo 45-1

Photo 45-2

Photo 45-3

Photo 45-4

Photo 45-5

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46) Gaps, no caulk, or substandard caulking were found between the shower enclosure and the floor at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Photo 46-1

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47) Water leaked from gaps at the shower door at location(s) #A when the shower was operated. Recommend that a qualified person repair as necessary.

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48) The shower door at location(s) #A wouldn't latch or close fully. Water can leak out of the enclosure during showers. Recommend that a qualified person repair as necessary.

Photo 48-1

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49) The clothes dryer exhaust duct was broken and/or disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person make permanent repairs as necessary. For more information, visit:
https://www.reporthost.com/?DRYER

Photo 49-1

Photo 49-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood
Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Wood, Single-hung, Casement
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall, Drywall or plaster
Condition of flooring: Appeared serviceable
Flooring type or covering: Wood or wood products
Condition of stairs, handrails and guardrails: Appeared serviceable

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50) Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's U-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 50-1

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51) Some interior door hardware (locksets) were missing. Recommend that a qualified person repair or replace as necessary.

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52) One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 52-1

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53) Crank handles at some windows were missing and/or broken. Recommend that a qualified person replace handles or make repairs as necessary.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of past wood-destroying insects: Yes, termites

Visible evidence of damage by wood-destroying insects: Yes, Wood framing left in the foundation wall at the back of the house

Location #A: Outside the back door to the right at the foundation

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54) Evidence of active infestation of carpenter ants was found at location(s) #A and/or Southwest corner of the house outside in the form of live insects with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.

- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

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55)  Evidence of past and/or termite infestation of drywood termites was found at location(s) #A and/or outside the backdoor to the right in the wood form left in the foundation in the form of fecal pellets with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

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