

Home Inspection Report

123 Brick Rd
Sample, IL 12345

Inspected By: Erich Rohloff IL License
450.011661 Expires 11/30/2026

Prepared For: Client Sample
Inspected On Tue, Jun 10, 2025 at 3:14 PM



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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Inspector's Signature

A handwritten signature in black ink, consisting of a stylized 'C' followed by a series of connected loops and a final upward stroke.

Property Type

Single Family

Stories

Three

Approximate Age

1892

Age Based On

Listing

Bedrooms/Baths

4 bedrooms 4 bathrooms

Door Faces

South

Furnished

Partially

Occupied

Yes

Weather

Overcast, Drizzle

Temperature

Warm

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Selling Agent, Listing Agent

General Comments

Comment 1

Deficiency

Homes built prior to 1978 may contain lead paint which can be hazardous. Any peeling paint noted in the report or found in the home could be hazardous. Recommend further testing for lead paint by a professional environmental inspector.

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Vegetation

Growing Against Structure, Generally Maintained

Condition: Marginal

Retaining Walls

Concrete

Condition: Satisfactory

Driveway

Concrete, Asphalt

Condition: Marginal

Walkways

Concrete, Brick

Condition: Satisfactory

Steps/Stoops

Wood

Condition: Repair or Replace

Patios/Decks

Wood, Composite Decking

Condition: Marginal

Site Comments

Comment 2

Deficiency

Older peeling paint noted on the entryway steps. Recommend scraping and painting the staircase.



Comment 3

Deficiency

Cracking noted in the asphalt driveway. Recommend keeping the driveway sealed to prevent further deterioration of the driveway. The driveway will require patching and repairs in the next few years.



Comment 4

Deficiency

Soil/mulch in contact with the exterior wood storm windows. Recommend moving the soil back from the exterior of the house so it is not in contact with the wood trim or storm windows.



Comment 5

Information

Recommend keeping the drain at the base of the stairwell cleared to keep water from entering the basement.



Comment 6

Deficiency

Deteriorating stair treads located at the rear staircase. Recommend replacement of the deteriorating stair treads.



Comment 7

Deficiency

The supporting post on the rear deck are set slightly below grade. This can allow for the wood posts to slowly deteriorate, causing settlement of the deck.

The ledger board is not bolted to the homes exterior but appears to be nailed. The supporting board should be bolted it the homes exterior. Recommend monitor for movement or settlement of the deck. Future repairs should be made by a licensed contractor.



Comment 8

Deficiency

The walkway is uneven leading to the street and is a potential tripping hazard.



Comment 9

Deficiency

Tree hanging over the front of the house may require periodic maintenance to keep the branches from coming in contact with the roof or exterior of the home.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Lap Wood, Wood Shingles

Condition: Repair or Replace

Exterior Trim Material

Wood

Condition: Repair or Replace

Windows

Wood, Aluminum

Condition: Satisfactory

Entry Doors

Wood

Condition: Satisfactory

Balconies

Not Present

Railings

Wood

Condition: Repair or Replace

Exterior Comments

Comment 10

Deficiency

The kick out trim at the base of the homes wood exterior is deteriorating in several areas around the home. The deteriorating wood should be repaired or replaced. The corners of the newer section of the home have separated and should be sealed and repaired. Recommend repair by a licensed contractor or qualified painter.





Comment 11

Deficiency

Peeling paint noted along the home exterior wood siding, trim, and railings. Multiple layers of paint over the original sections of the house. It is recommended that a professional painter further evaluate and make recommendations for painting the home exterior.

Continued moisture exposure to the exterior wood siding and trim can begin to cause deterioration of the wood. It is recommended that the exterior be repaired and painted in the near future.





Comment 12

Deficiency

Recommend installing GFCI outlets in outdoor or wet areas. Recommend replacement of the 2 exterior outlets with GFCI protected outlets.



Comment 13

Deficiency

The railing is coming loose along the side entry staircase. The railing and balusters have loose or peeling paint. Recommend securing the railing and scraping and painting the railing and balusters.



Comment 14

Deficiency

Peeling paint noted on the side entry door. Recommend scraping and repainting the entry door.



Garage

Garage Type

Detached

Condition: Satisfactory

Garage Size

2 car plus office

Door Opener

Chain Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam, Force Sensitive

Condition: Satisfactory

Garage Comments

Comment 15

Deficiency

Peeling paint noted around the garage is wood trim, and door casings. Recommend repairing any damaged or deteriorated wood and repainting the wood exterior trim.



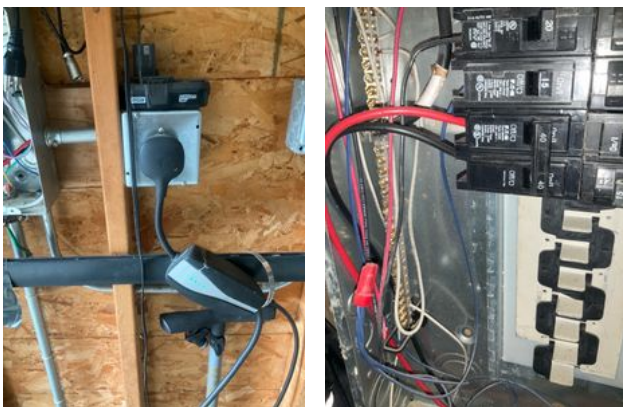
Comment 16
Information

Cracking noted in the garage floor. Concrete cracking is normal but should be monitored. If the floor begins to heave upward or the cracks continue to expand a licensed concrete contractor should be consulted.



Comment 17
Information

The car charger located in the garage appears to be connected to the 240 V 40 amp breaker located inside the main electrical service panel.



Comment 18
Deficiency

Recommend replacement of the quarter inch plywood and cardboard ceiling in the garage with 5/8 inch drywall. Drywall is recommended as a fire barrier between the occupied space above the garage. Recommend that the garage be sealed off completely from the living space above.

A sufficient fire barrier door with an auto closing feature is installed on the staircase, leading to the second floor.



Comment 19
Deficiency

The base of the windows are close to the floor. The minimum recommended window height from the floor is 24". Low windows should have a locking system so the windows do not fully open and tempered glass should be installed. Open windows can be a safety hazard for children.



Comment 20
Information

Drywall tape separating/cracking, this is common and can be repaired.



Comment 21
Deficiency

The side lock on the west facing window is broken.



Comment 22
Deficiency

Recommend installing a graspable handrail along the garage staircase to the second floor.



Comment 23
Information

Electric baseboard heater installed along the south wall of the second floor. The electric baseboard heat is controlled using the thermostat. The heater was tested and was operational.



Comment 24
Deficiency

Recommend repairing the downspout at the rear of the garage and extending the drainage a minimum of 4 feet away from the structure.



The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof/Arms Length, Camera on Upper Roof

Roof Design

Gable, Hip

Roof Covering

Architectural Shingles

Condition: Repair or Replace

Approximate Roof Age

15-20 years

Ventilation Present

Soffit, Ridge Vents

Condition: Further Evaluation Required

Vent Stacks

Metal, Plastic

Condition: Satisfactory

Chimney

Brick

Condition: Repair or Replace

Sky Lights

Yes

Condition: Satisfactory

Flashings

Metal, Tar/Caulk

Condition: Repair or Replace

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal, Plastic

Condition: Marginal

Roofing Comments

Comment 25

Deficiency

The downspouts are draining along the exterior but not moving water far enough from the home. All downspouts should discharge water 4-6 feet away from the structure, preferably where the water can run off and drain. Recommend extending downspouts and underground drainage away from the foundation.

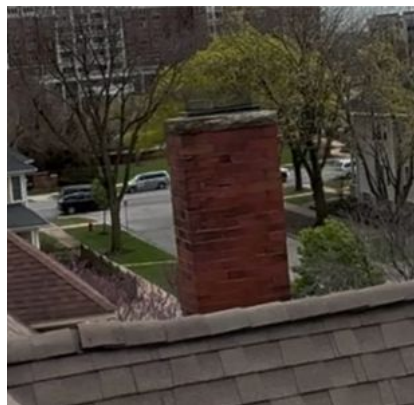


Comment 26

Deficiency

No rain cap installed on the chimney. A mesh has been installed over the chimney to prevent birds or small animals from entering the chimney. It is recommended that a rain cap be fixed to the top of the chimney to stop moisture penetration down the chimney flue.

The fireplace and the water heater share the same chimney. It is recommended that a qualified HVAC contractor or a professional chimney contractor inspect the chimney flue and install a rain cap.

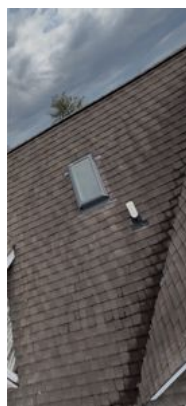
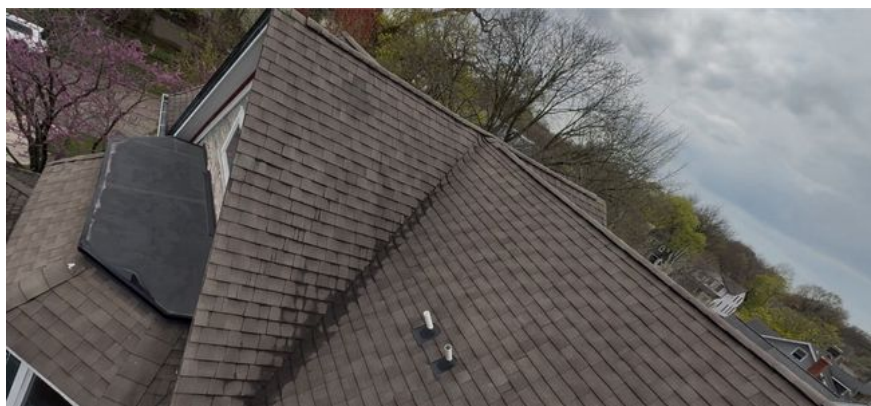


Comment 27

Deficiency

The roof is estimated to be between 15 and 20 years old. It appears that portions of the roof have been previously repaired. Some damage noted on the lower sections of the roof along the first floor entryway, this may shorten the service life of the roofing shingles. The edges of the shingles are damaged along the lowest course of each roommate, roofing section.

Some defects noted in the inspection report. It is recommended that a licensed roofing contractor make repairs and evaluate the remaining service life of the roof.





Comment 28

Deficiency

The wood exterior siding is in contact with the roofing shingles, this has caused the wood trim and siding to deteriorate around the corners of the home. A minimum of a 1" gap should be present between the siding and the roofing shingles.

A metal flashing should be installed behind the siding and under the roofing shingles where the roof meets the exterior walls, this was not visible in some corners of the home but appears to be installed.



Comment 29

Deficiency

Portions of the wood soffit have peeling paint. Recommend that the soffits be scraped and repainted to protect the wood from moisture exposure.



Comment 30

Deficiency

The roofing shingles between the 1st and 2nd floors along the west side of the home do not have a proper flashing installed between the exterior siding and the roofing shingles. The seam has been sealed using a caulking or roofing tar, there is visible separation between the shingles and the exterior siding. Recommend that a licensed roofing contractor repair by installing a flashing under the exterior siding that covers the gap where the roofing shingles start.



Comment 31

Deficiency

Loose roofing shingle noted at the SW corner of the home. Recommend repair by a licensed roofing contractor.



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Foundation Material

Poured Concrete, Stone

Condition: Satisfactory

Signs of Water Penetration

Dampness, Stains, Efflorescence

Condition: Satisfactory

Prior Waterproofing

Surface Patches

Condition: Satisfactory

Floor Structure

Wood Frame, Engineered I-Joist

Condition: Satisfactory

Subflooring

Plywood, Solid Wood Plank

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Structure Comments

Comment 32

Deficiency

The homes primary foundation is stone. Stone foundations are prone to allowing moisture penetration which is evident from staining and efflorescence (white powdery substance). Recommend monitoring the exposed foundation walls for signs of loose or missing mortar which should be repaired. Recommend monitoring the exterior for any moisture pooling along the homes foundation, this can lead to seepage. Recommend keeping all drainage running away from the home to prevent moisture seepage.

Minor seepage noted along the front wall of the home near the main water shut off valve.



Comment 33

Deficiency

The supporting posts used in the basement utility room are meant to be used as temporary supports. It appears that the post has been installed as a permanent support. It is recommended that a licensed contractor further evaluate and replace the temporary support with a permanent supporting post including a concrete footing and mechanical fasteners to the structure.



Comment 34
Deficiency

Areas of the flooring structure below the dining room have been previously repaired and the floor leveled. This is common in older homes, the nailing pattern on the installed 2 x 4 supporting joist appears to be sufficient. Recommend requesting any building permits or inspection reports from previous construction from the current owner.



Attic

Attic Entry
No Access

Roof Framing Type
Not Inspected

Roof Deck Material
Not Inspected

Vent Risers
Not Inspected

Insulation
Not Inspected

Attic Comments

Comment 35
Deficiency

Portions of the attic were not inspected. No attic access. The roofing structure, roof decking, ventilation and installed insulation was not visible for inspection.

The only original section of the house which may have been part of an attic space was the rear closet pictured above.



The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

Basement

Service Panel Manufacturer

Eaton

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Unknown Not Visable

Branch Circuit Wiring

Non-Metallic Shielded Copper, Metallic Shielded Copper

Condition: Repair or Replace

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type, Hard Wired

Condition: Repair or Replace

Electrical Comments

Comment 36

Deficiency

Main electrical service connection at the rear of the home. The electrical service line is in contact with trees in the yard. Recommend that a professional arborist cut back the branches that are in contact with the electrical service line.



Comment 37

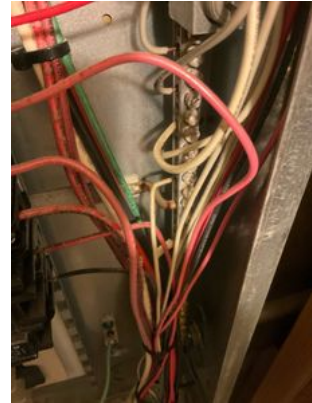
Deficiency

Non metallic shielded electrical wiring that has been capped up along the basement ceiling over the utility sink. Recommend that the wiring be removed by a licensed electrician.



Comment 38 Information

Main electrical service panel and the main breaker to shut off all power.

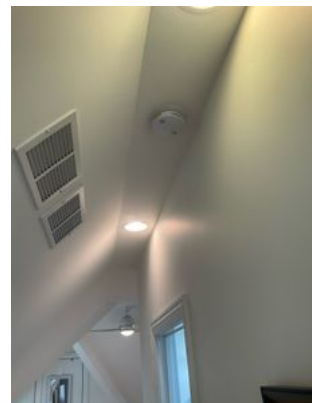


Comment 39 Deficiency

Smoke and carbon monoxide detectors installed in the home dated 2019. Some older smoke detectors were present that were over 10 years old.

Smoke and carbon monoxide detectors installed in the home on the 2nd and 3rd floors. Recommend adding a combination smoke and carbon monoxide detector near the 2nd floor rear bedroom and in the basement near the furnace and water heater. Adding individual smoke detectors to each bedroom is also recommended.

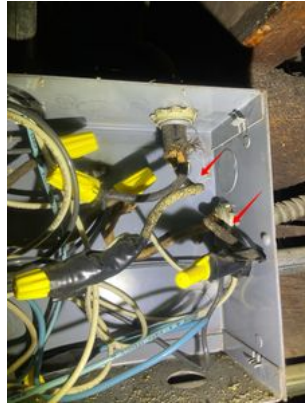
Illinois law requires that new smoke and carbon monoxide detectors be hard wired and powered OR have a 10 year sealed battery.



Comment 40 Deficiency

Older fuse box has been abandoned, several electrical connections have been made inside the fuse box. Recommend that the fuse box be sealed closed.

Older, cloth insulated wiring was present. This wiring insulation can wear down or can become brittle and break. Non metallic shielded wiring extending from the fuse panel. Recommend that the wiring be replaced by a licensed electrician.



Sub Panel

Location

Garage

Service Line Material

Copper

Overcurrent Protection

Breakers

Branch Circuit Wiring

Metallic Shielded Copper

Condition: Satisfactory

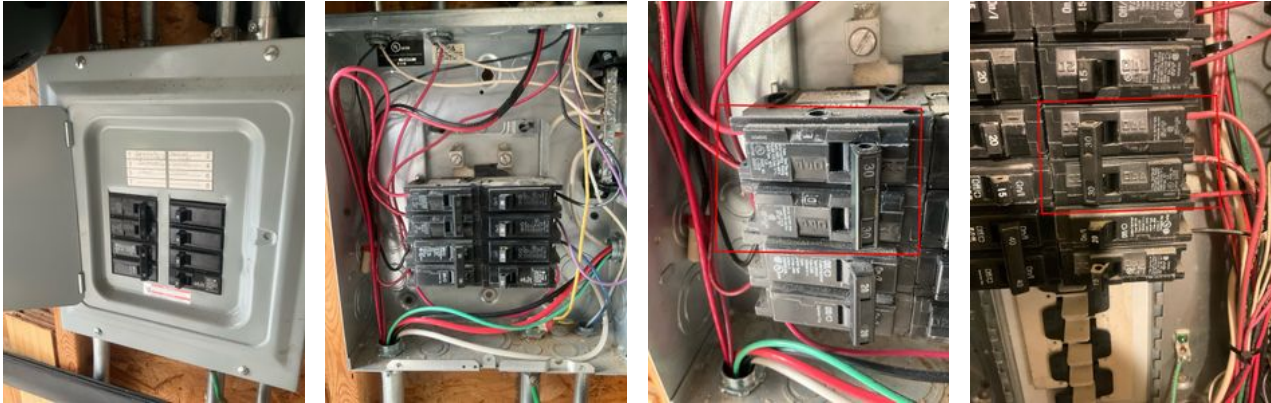
GFCI/AFCI Breakers

Not Present

Sub Panel Comments

Comment 41 Information

Sub panel located in the garage. The 30 amp breaker in the upper left corner appears to be the main disconnect at the sub panel with a corresponding break in the main service panel.



Sub Panel #2

Location

Basement

Service Line Material

Copper

Overcurrent Protection

Breakers

Branch Circuit Wiring

Metallic Shielded Copper

Condition: Repair or Replace

GFCI/AFCI Breakers

Not Present

Sub Panel #2 Comments

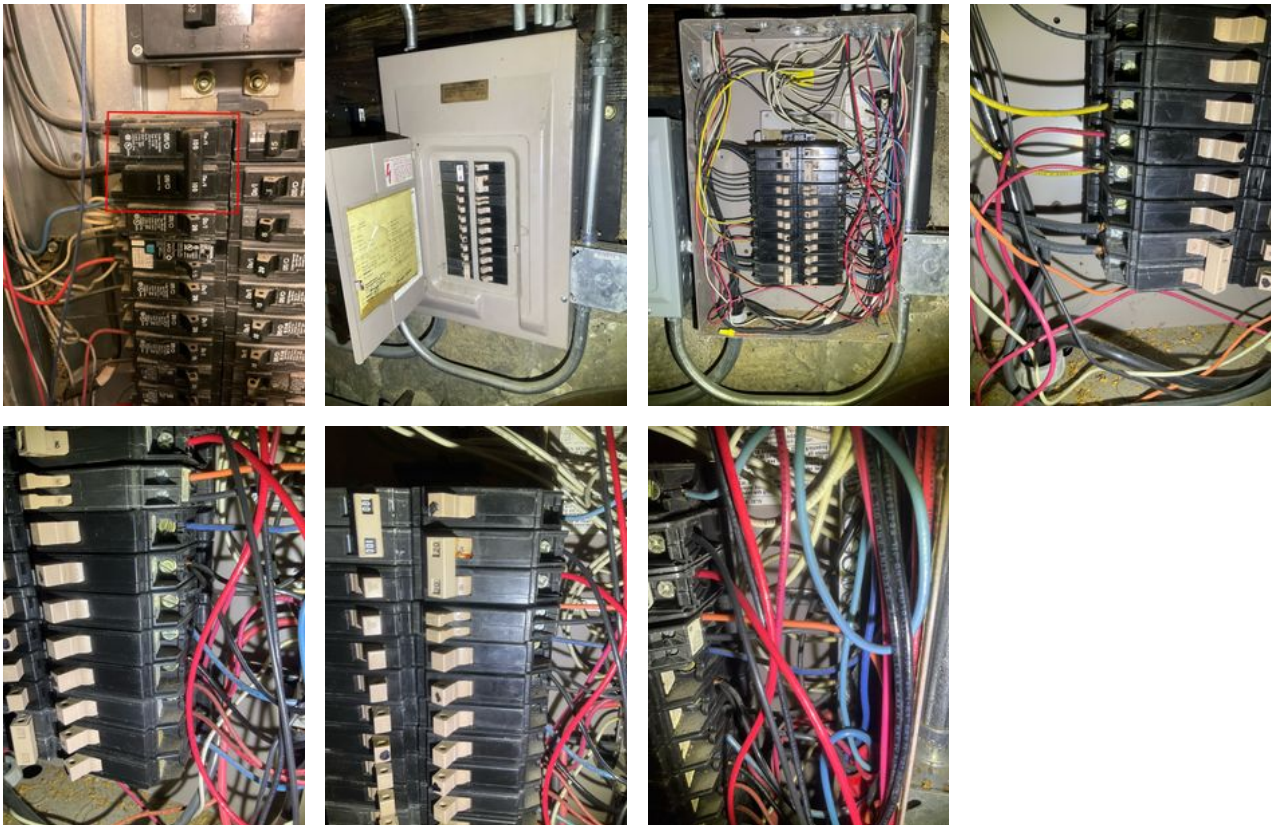
Comment 42 Deficiency

100 amp breaker in the main service panel is the disconnect for the sub panel. The sub panel is the original service panel for the home before being upgraded.

There are 2 double taps in the sub panel, 2 circuit wires connected to a single pole breaker.

A double breaker has been installed in the panel, the panel schematic was not available to determine if these breakers are allowed in the panel.

Recommend repair of the double taps and evaluation of the double breaker by a licensed electrician. The service panel may require an upgrade.



Comment 43

Deficiency

60 amp breaker in the sub panel (older panel) is the disconnect for the 2nd sub panel.

10 AWG wiring connected to a 60 amp breaker in the 2nd sub panel. The circuit wiring is undersized for the 60 amp breaker and poses a safety hazard. Recommend repair by a licensed electrician.



HVAC System Type

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

3rd Floor

Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

Trane

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

77,000

Output BTUs

73,150

Approximate Age

2013

Filter Type

Disposable

Condition: Satisfactory

Output Temperature

95+

Type of Distribution

Metal Ducting

Condition: Satisfactory

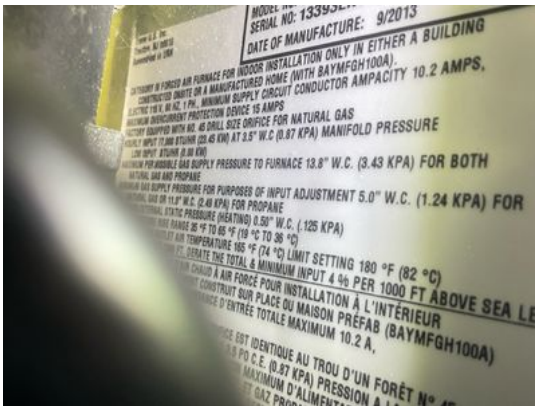
Heating Comments

Comment 44 Information

Furnace pictured with gas and electrical shut off, filter location and air flow.

Recommend changing the filter every 30 days or as needed when the system is being used constantly. A larger filter could be used and changes less often.

Recommend annual service of the HVAC system by a licensed HVAC technician.



Comment 45
Deficiency

The older electric filter was no longer in use. The cover where the disposable filter is installed does not fully close and latch.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source
Electric

Type of Equipment
Split System
Condition: Satisfactory

Condenser Make
Unknown

Condensor Size
48,000 BTU (4 Tons)

Condenser Approximate Age
1994

Expansion Coil Make
Not Inspected

Expansion Coil Size

Not Inspected

Expansion Coil Approximate Age

Unknown

Condensate Drainage

Condensate Pump
Condition: Marginal

AC Supply Air Temp

49

AC Return Air Temp

63

AC Temperature Drop

14

Cooling Comments

Comment 46
Information

A/C condenser unit located on the south side of the home. The system appears to be operating properly.

Recommend that the AC unit is serviced annually by a licensed HVAC technician.

The system uses R-22 refrigerant which has been phased out and has limited availability. The cost of the refrigerant is high and replacement of the AC condenser and coil may be more cost effective than recharging the unit every few years.





Comment 47

Deficiency

The electrical disconnect box for the air-conditioning condenser is not secured to the home exterior. Recommended a qualified contractor secure the electrical disconnect box to the exterior of the home.



Comment 48

Deficiency

The condensation pump on the furnace appears to be leaking. Recommend repair or replacement of the condensation pump by a qualified HVAC contractor.



Comment 49

Deficiency

Portions of the cooling were not inspected. Air conditioner condensing coil was not visible during time of inspection. No labels or notes as to the coil size, age or brand were visible.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC System Type

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

3rd Floor

Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

American Standard

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

80,000

Output BTUs

74,400

Approximate Age

2011

Filter Type

Disposable

Condition: Satisfactory

Output Temperature

100+

Type of Distribution

Metal Ducting

Condition: Satisfactory

Heating Comments

Comment 50

Information

Furnace pictured with gas and electrical shut off, filter location and air flow.

Recommend changing the filter every 30 days or as needed when the system is being used constantly.

Recommend annual service of the HVAC system by a licensed HVAC technician.



Comment 51

Deficiency

The furnace is dirty on the interior. Recommend having the furnace cleaned and serviced by a professional HVAC technician.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Condenser Make

American Standard

Condensor Size

36,000 BTU (3 Tons)

Condenser Approximate Age

2011

Expansion Coil Make

Trane

2nd & 3rd Floors HVAC Cont.

Expansion Coil Size

36,000 BTU (3 Tons)

Expansion Coil Approximate Age

2011

Condensate Drainage

To Waste Drain

Condition: Satisfactory

AC Supply Air Temp

53

AC Return Air Temp

68

AC Temperature Drop

15

Cooling Comments

Comment 52

Information

A/C condenser unit located on the south side of the home. The system appears to be operating properly.

Recommend that the AC unit is serviced annually by a licensed HVAC technician.



2nd & 3rd Floors HVAC Cont.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper, Galvanized, Lead

Condition: Repair or Replace

Location of Main Water Shutoff

Basement

Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Sump Pump

Standard Crock, Battery Back Up

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

Plumbing Comments

Comment 53

Information

Gas meter and main shut off located at the side of the home.



Comment 54 **Information**

Main waste line and clean out.

Only a visual inspection is performed to note the access for the main waste line, a licensed plumber can perform a sewer scope to determine the condition of the waste system drainage (not part of the inspection).



Comment 55 **Deficiency**

Corrosion at a water supply union connection indicates a water leak. This is located above the basements water heater. Recommend repair by a licensed plumber.



Comment 56 **Deficiency**

Main water service and main shut off valve.

The main water shut off valve was not operational when tested. Recommend replacement of the valve by a licensed plumber.

The water supply line entering the home from outside appears to be made of lead. These pipes are common in the area and sometimes cause elevated levels of lead contamination in water levels. If levels test high the pipe can be coated, replaced or a filtration system put in place to remove contaminants. Recommend testing the water quality for lead content.



Comment 57 Information

Sump pump with battery back up system located in the basement and ejecting along the rear of the home. Sump pump is most likely connected to a perimeter drain along the interior of the finished basement area. The full extent of the drainage system could not be determined. Recommend consulting a plumber or contractor specializing in waterproofing to determine full extent of the drainage system.

Recommend checking the battery back up system monthly to make sure the batteries are charging.



Water Heater

Manufacturer

Bradford White

Fuel

Natural Gas

Capacity

50 gal

Approximate Age

2016

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

Within Sight of Equipment

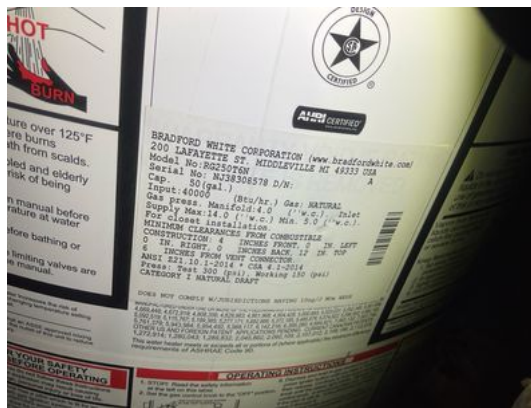
Water Heater Comments

Comment 58

Information

Water heater appears to be operating properly. Water and gas valves noted in photos.

Water heaters generally have a life expectancy of between 10-15 years.



Entryway, Living Room & Dining Room

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Wood

Condition: Satisfactory

Walls

Plaster, Wallpaper

Condition: Satisfactory

Window Types

Double Hung, Screens

Condition: Repair or Replace

Window Materials

Wood, Aluminum

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Interior Door Materials

Wood, Glass

Fireplace

Masonry, Wood Burning

Condition: Further Evaluation Required

Electrical

Switches and Outlets, Lighting Fixture, Ceiling Fan

Condition: Repair or Replace

Entryway, Living Room & Dining Room Comments

Comment 59

Deficiency

Keyed lock on the front entry door. This can create a safety hazard in the event of a fire or other emergency if the door cannot be opened. Recommend replacing with a standard deadbolt lock.



Comment 60

Deficiency

The lower window sashes in the entryway, living room (3 windows) and the dining room do not stay open and fall closed. The window must be propped open. Recommend repair by a licensed contractor.



Comment 61

Deficiency

Tiles along the hearth along the floor appear to be loose. Recommend mo, the tiles may need to be re secured.



Comment 62

Deficiency

The interior outlet has reversed polarity (hot and neutral reversed). Recommend repair by a licensed electrician.



Comment 63

Deficiency

Masonry wood burning fireplace. The flue was functional. There is missing mortar between the bricks in the firebox that should be repaired. Recommend having the fireplace inspected by a professional chimney contractor prior to use.

The full condition of the chimney flue is not available, the entire chimney was not visible during the inspection. Further evaluation of the chimney by a professional chimney contractor or chimney sweep can determine the condition of the chimney flue.



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Wood

Condition: Further Evaluation Required

Walls

Lap Wood

Condition: Satisfactory

Window Types

Casement, Screens

Condition: Satisfactory

Window Materials

Wood

Entry Door Types

Not Present

Entry Door Materials

Not Present

Interior Door Materials

Wood, Glass

Fireplace

Not Present

Electrical

Lighting Fixture

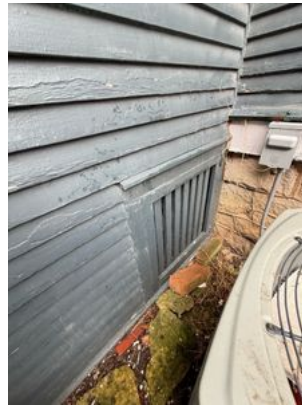
Condition: Satisfactory

Porch Comments

Comment 64

Deficiency

Movement noted in the enclosed porches flooring. The crawlspace under the porch was not fully accessible, the hatch was painted shut and not accessible. The flooring structure may require repairs. Recommend further evaluation by a licensed contractor.



Comment 65

Deficiency

One of the exterior casement windows sticks and does not fully close. Recommend adjusting the window as needed.

Finished Basement

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Awning

Condition: Satisfactory

Window Materials

Wood, Vinyl

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Steel

Interior Door Materials

Not Present

Fireplace

Not Present

Electrical

Switches and Outlets, Recessed Lighting, Smoke Detector

Condition: Satisfactory

3rd Floor

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Wood

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung, Screens

Condition: Satisfactory

Window Materials

Wood, Aluminum

Entry Door Types

Not Present

Entry Door Materials

Not Present

Interior Door Materials

Wood

Fireplace

Not Present

Electrical

Switches and Outlets, Ceiling Fan, Recessed Lighting, Smoke Detector

Condition: Satisfactory

3rd Floor Comments

Comment 66

Deficiency

The base of the windows are close to the floor. The minimum recommended window height from the floor is 24". Low windows should have a locking system so the windows do not fully open and tempered glass should be installed. Open windows can be a safety hazard for children.



Comment 67

Deficiency

The door does not latch and lock. The door or the spring loaded lock requires adjustment.



Comment 68
Information

Drywall tape separating/cracking, this is common and can be repaired.



Comment 69
Deficiency

Furnace is located in a closet for a room that is correctly used as a bedroom. It is not recommended that a furnace pull its combustion air from a bedroom or be placed in a bedroom due to a fire hazard and the potential for toxic fumes to emit from the furnace.

Recommend that a sealed, fire rated door be installed on the furnaces closet. The installed furnace is high efficiency and pulls combustion air from the homes exterior, no further modifications should be necessary.

Recommend further evaluation and repair by a licensed contractor.



Kitchen & Sitting Area

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Cabinets

Painted

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Countertops

Quartz

Condition: Repair or Replace

Ventilation Type

Range Hood, To Exterior, Window

Condition: Satisfactory

Floors

Wood

Condition: Satisfactory

Walls

Painted Drywall, Tiled Backsplash

Condition: Satisfactory

Window Types

Double Hung, Screens

Condition: Satisfactory

Window Materials

Wood, Aluminum

Entry Door Types

Sliding, Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Interior Door Materials

Wood

Fireplace

Not Present

Electrical

Switches and Outlets, GFCI Outlets, Lighting Fixture, Ceiling Fan, Recessed Lighting

Condition: Satisfactory

Kitchen & Sitting Area Comments

Comment 70

Deficiency

The interior outlets are loose in the wall. Recommend securing the outlets.



Comment 71

Deficiency

Corner of countertop is loose. Recommend attaching to the cabinet base.



Comment 72

Deficiency

The faucet is loose at the base.



Comment 73

Deficiency

Small areas of loose and peeling paint noted across the kitchen cabinets.



Comment 74

Deficiency

The secondary lock on the sliding entry door sticks when locked and is difficult to open. Recommend lubricating and exercising the lock.



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range

Thermador

Condition: Satisfactory

Range Hood

Zephyr

Condition: Marginal

Refrigerator

Kitchen Aid

Condition: Satisfactory

Dishwasher

Thermador

Condition: Satisfactory

Microwave

Panasonic

Condition: Repair or Replace

Disposal

Insinkerator

Condition: Satisfactory

Appliances Comments

Comment 75

Deficiency

The microwave door sticks when opening. The microwave won't run as it is showing an error that the door is not closed. Recommend repair or replacement of the microwave.



Comment 76

Deficiency

The range hood lights flicker when on the lowest setting.

Recommend cleaning the screens on the range hood so it will draft more effectively.



Bathroom #1

Location

Side Entryway

Sink(s)

Pedestal

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Floor

Wood

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

No Outlets

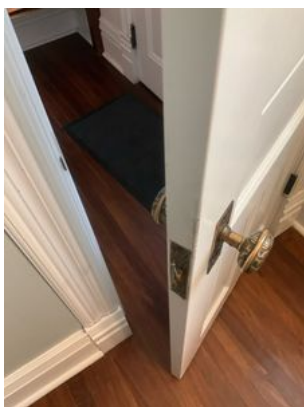
Condition: Satisfactory

Bathroom #1 Comments

Comment 77

Deficiency

The entry door does not latch properly and stay locked. Recommend adjusting the door lock plate as needed.



Bathroom #2

Location

Bedroom #2

Bath Tub

Not Present

Shower

Stall

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2 Comments

Comment 78

Deficiency

The entry door does not latch properly and stay locked. Recommend adjusting the door lock plate as needed.



Comment 79

Deficiency

Recommend caulking the corners around the bench in the shower stall.



Comment 80

Deficiency

The cold water valve leaks when in the on position. Recommend repair or replacement of the faucet valve by a qualified plumber.



Bathroom #3

Location

2nd floor hallway

Bath Tub

Not Present

Shower

Stall

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #3 Comments

Comment 81

Deficiency

Missing door stopper, recommend installing door stoppers to prevent wall damage from the door knob.



Comment 82

Information

Heated towel rack is activated by using the adjacent wall switch.



Comment 83
Deficiency
Recommend caulking all seams and edges around the vanity top.



Bathroom #4

Location
3rd floor

Bath Tub
Recessed
Condition: Satisfactory

Shower
In Tub
Condition: Satisfactory

Sink(s)
Vessel Bowl
Condition: Marginal

Toilet
Standard Tank
Condition: Satisfactory

Tub Surround
Tile
Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Skylight

Condition: Further Evaluation Required

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #4 Comments

Comment 84

Deficiency

The cold water valve at the sink does not have a stop installed. The valve continues to spin and does not stop when turning off. The valve must be positioned as pictured to turn off the flow of water. Recommend repair or replacement of the valve by a licensed plumber.



Comment 85

Deficiency

The drain stopper is not functional using the control button on the front of the bathtub.



Comment 86

Deficiency

Shower diverter is leaking and allowing water to exit from the tub spout. This will not allow for full water pressure at the shower. Recommend repair by a licensed plumber.



Comment 87

Information

Bulging in separation of the plaster noted in the second floor staircase. This is common with plaster as a home settles and ages. Repairs to the plaster are considered cosmetic and can be made by a qualified contractor.



Bedroom #1

Flooring

Wood

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Ceiling Fan

Condition: Repair or Replace

Windows

Double Hung, Screens

Condition: Repair or Replace

Doors

Hinged

Condition: Repair or Replace

Bedroom #1 Comments

Comment 88

Deficiency

Window is stuck and could not be opened during the inspection.



Comment 89

Deficiency

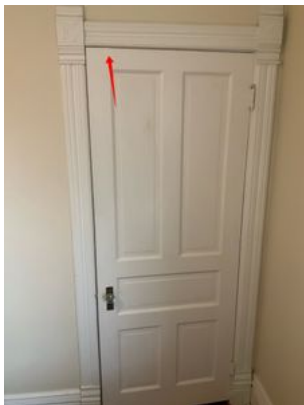
Loose light fixture in the closet. Recommend replacing the fixture with a covered fixture.



Comment 90

Deficiency

Bedroom closet door binds at the top of the door frame. Recommend adjusting the door as needed so it will close and latch.

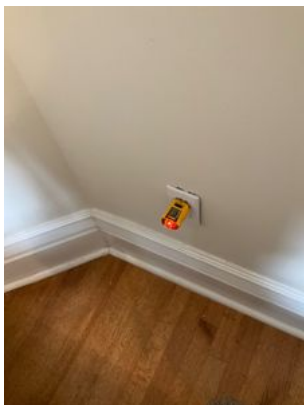


Comment 91

Deficiency

The interior outlet is loose in the wall. Recommend securing the outlet.

Open ground in outlet. Recommend further evaluation by a licensed electrician.



Bedroom #2 (Front En-suite)

Flooring

Wood

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung, Screens

Condition: Repair or Replace

Doors

Hinged

Condition: Repair or Replace

Bedroom #2 (Front En-suite) Comments

Comment 92

Deficiency

The closet door does not latch and lock. Recommend adjusting the locking mechanism as needed.



Comment 93

Deficiency

The lower window sashes (3) do not stay open and fall closed. The windows must be propped open. Recommend repair by a licensed contractor.

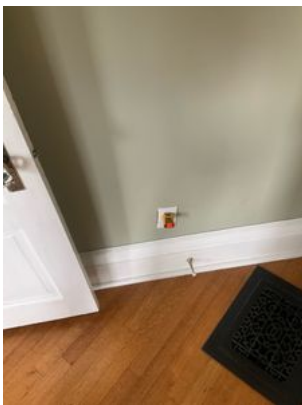


Comment 94

Deficiency

The interior outlet is loose in the wall. Recommend securing the outlet.

Open ground in outlet. Recommend further evaluation by a licensed electrician.



Bedroom #3

Flooring

Wood

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung, Screens

Condition: Repair or Replace

Doors

Hinged

Condition: Satisfactory

Bedroom #3 Comments

Comment 95

Deficiency

The lower window sashes (2) do not stay open and fall closed. The windows must be propped open. Recommend repair by a licensed contractor.



Comment 96

Deficiency

Torn window screen, recommend repairing.



Comment 97

Deficiency

The door frame is out of square, this is visible by looking at the top of the door frame and the door. Larger cracks above and to the right of the closet door frame. This indicates structural settlement. Based on the age of the home, this is considered normal settlement. However, the area should be monitored, additional cracking or expansion of the existing cracks could indicate a larger structural issue. If noted it is recommended that a licensed contractor further evaluate.

Recommend that a licensed contractor repair the closet door.



Bedroom #4 (Rear Bedroom)

Flooring

Wood

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Ceiling Fan, Smoke Detector

Condition: Satisfactory

Windows

Double Hung, Casement, Screens, Window Blinds

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Bedroom #4 (Rear Bedroom) Comments

Comment 98

Deficiency

The bedroom entry doors door knob sticks and does not always operate the locking mechanism.



Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

No

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

No

Condition: Repair or Replace

Laundry Hook Ups

Yes

Condition: Further Evaluation Required

Washer

Whirlpool

Condition: Further Evaluation Required

Dryer

Kenmore

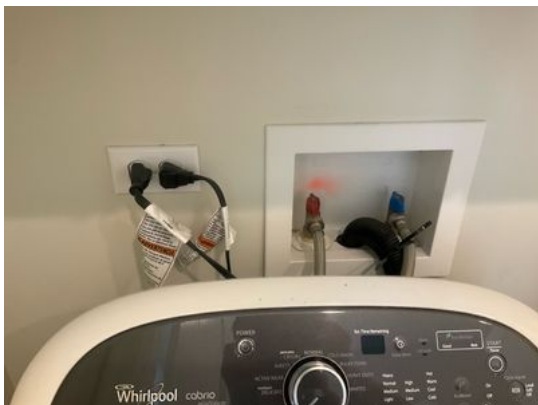
Condition: Repair or Replace

Laundry Comments

Comment 99

Deficiency

Non GFCI protected outlets in laundry room. Recommend adding GFCI outlets within 6' of any water source.



Comment 100

Deficiency

The washing machine was filled with the occupants clothing. The washing machine was not run and tested during the inspection.



Comment 101

Deficiency

Dryer does not shut off when the door is opened. The dryer is operational but is older and replacement in the near future may be necessary.



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

General

Homes built prior to 1978 may contain lead paint which can be hazardous. Any peeling paint noted in the report or found in the home could be hazardous. Recommend further testing for lead paint by a professional environmental inspector.

Site

Older peeling paint noted on the entryway steps. Recommend scraping and painting the staircase.



Site

Cracking noted in the asphalt driveway. Recommend keeping the driveway sealed to prevent further deterioration of the driveway. The driveway will require patching and repairs in the next few years.



Site

Soil/mulch in contact with the exterior wood storm windows. Recommend moving the soil back from the exterior of the house so it is not in contact with the wood trim or storm windows.



Site

Deteriorating stair treads located at the rear staircase. Recommend replacement of the deteriorating stair treads.



Site

The supporting post on the rear deck are set slightly below grade. This can allow for the wood posts to slowly deteriorate, causing settlement of the deck.

The ledger board is not bolted to the homes exterior but appears to be nailed. The supporting board should be bolted it the homes exterior. Recommend monitor for movement or settlement of the deck. Future repairs should be made by a licensed contractor.



Site

The walkway is uneven leading to the street and is a potential tripping hazard.



Site

Tree hanging over the front of the house may require periodic maintenance to keep the branches from coming in contact with the roof or exterior of the home.



Exterior

The kick out trim at the base of the homes wood exterior is deteriorating in several areas around the home. The deteriorating wood should be repaired or replaced. The corners of the newer section of the home have separated and should be sealed and repaired. Recommend repair by a licensed contractor or qualified painter.



Exterior

Peeling paint noted along the home exterior wood siding, trim, and railings. Multiple layers of paint over the original sections of the house. It is recommended that a professional painter further evaluate and make recommendations for painting the home exterior.

Continued moisture exposure to the exterior wood siding and trim can begin to cause deterioration of the wood. It is recommended that the exterior be repaired and painted in the near future.





Exterior

Recommend installing GFCI outlets in outdoor or wet areas. Recommend replacement of the 2 exterior outlets with GFCI protected outlets.



Exterior

The railing is coming loose along the side entry staircase. The railing and balusters have loose or peeling paint. Recommend securing the railing and scraping and painting the railing and balusters.



Exterior

Peeling paint noted on the side entry door. Recommend scraping and repainting the entry door.



Garage

Peeling paint noted around the garage is wood trim, and door casings. Recommend repairing any damaged or deteriorated wood and repainting the wood exterior trim.





Garage

Recommend replacement of the quarter inch plywood and cardboard ceiling in the garage with 5/8 inch drywall. Drywall is recommended as a fire barrier between the occupied space above the garage. Recommend that the garage be sealed off completely from the living space above.

A sufficient fire barrier door with an auto closing feature is installed on the staircase, leading to the second floor.



Garage

The base of the windows are close to the floor. The minimum recommended window height from the floor is 24". Low windows should have a locking system so the windows do not fully open and tempered glass should be installed. Open windows can be a safety hazard for children.





Garage

The side lock on the west facing window is broken.



Garage

Recommend installing a graspable handrail along the garage staircase to the second floor.



Garage

Recommend repairing the downspout at the rear of the garage and extending the drainage a minimum of 4 feet away from the structure.



Roofing

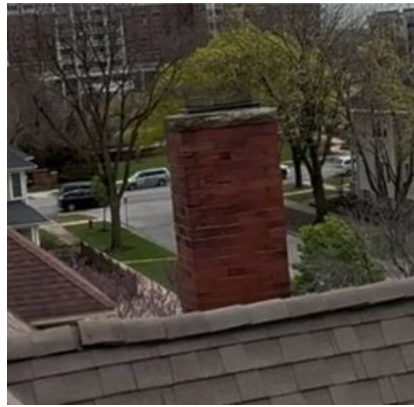
The downspouts are draining along the exterior but not moving water far enough from the home. All downspouts should discharge water 4-6 feet away from the structure, preferably where the water can run off and drain. Recommend extending downspouts and underground drainage away from the foundation.



Roofing

No rain cap installed on the chimney. A mesh has been installed over the chimney to prevent birds or small animals from entering the chimney. It is recommended that a rain cap be fixed to the top of the chimney to stop moisture penetration down the chimney flue.

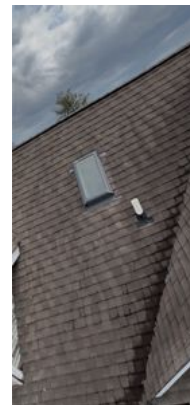
The fireplace and the water heater share the same chimney. It is recommended that a qualified HVAC contractor or a professional chimney contractor inspect the chimney flue and install a rain cap.



Roofing

The roof is estimated to be between 15 and 20 years old. It appears that portions of the roof have been previously repaired. Some damage noted on the lower sections of the roof along the first floor entryway, this may shorten the service life of the roofing shingles. The edges of the shingles are damaged along the lowest course of each roommate, roofing section.

Some defects noted in the inspection report. It is recommended that a licensed roofing contractor make repairs and evaluate the remaining service life of the roof.





Roofing

The wood exterior siding is in contact with the roofing shingles, this has caused the wood trim and siding to deteriorate around the corners of the home. A minimum of a 1" gap should be present between the siding and the roofing shingles.

A metal flashing should be installed behind the siding and under the roofing shingles where the roof meets the exterior walls, this was not visible in some corners of the home but appears to be installed.



Roofing

Portions of the wood soffit have peeling paint. Recommend that the soffits be scraped and repainted to protect the wood from moisture exposure.



Roofing

The roofing shingles between the 1st and 2nd floors along the west side of the home do not have a proper flashing installed between the exterior siding and the roofing shingles. The seam has been sealed using a caulking or roofing tar, there is visible separation between the shingles and the exterior siding. Recommend that a licensed roofing contractor repair by installing a flashing under the exterior siding that covers the gap where the roofing shingles start.



Roofing

Loose roofing shingle noted at the SW corner of the home. Recommend repair by a licensed roofing contractor.



Structure

The homes primary foundation is stone. Stone foundations are prone to allowing moisture penetration which is evident from staining and efflorescence (white powdery substance). Recommend monitoring the exposed foundation walls for signs of loose or missing mortar which should be repaired. Recommend monitoring the exterior for any moisture pooling along the homes foundation, this can lead to seepage. Recommend keeping all drainage running away from the home to prevent moisture seepage.

Minor seepage noted along the front wall of the home near the main water shut off valve.



Structure

The supporting posts used in the basement utility room are meant to be used as temporary supports. It appears that the post has been installed as a permanent support. It is recommended that a licensed contractor further evaluate and replace the temporary support with a permanent supporting post including a concrete footing and mechanical fasteners to the structure.



Structure

Areas of the flooring structure below the dining room have been previously repaired and the floor leveled. This is common in older homes, the nailing pattern on the installed 2 x 4 supporting joist appears to be sufficient. Recommend requesting any building permits or inspection reports from previous construction from the current owner.



Structure: Attic

Portions of the attic were not inspected. No attic access. The roofing structure, roof decking, ventilation and installed insulation was not visible for inspection.

The only original section of the house which may have been part of an attic space was the rear closet pictured above.



Electrical

Main electrical service connection at the rear of the home. The electrical service line is in contact with trees in the yard. Recommend that a professional arborist cut back the branches that are in contact with the electrical service line.



Electrical

Non metallic shielded electrical wiring that has been capped up along the basement ceiling over the utility sink. Recommend that the wiring be removed by a licensed electrician.

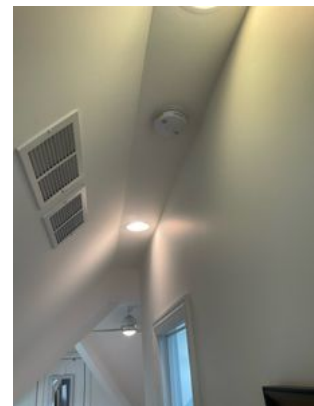


Electrical

Smoke and carbon monoxide detectors installed in the home dated 2019. Some older smoke detectors were present that were over 10 years old.

Smoke and carbon monoxide detectors installed in the home on the 2nd and 3rd floors. Recommend adding a combination smoke and carbon monoxide detector near the 2nd floor rear bedroom and in the basement near the furnace and water heater. Adding individual smoke detectors to each bedroom is also recommended.

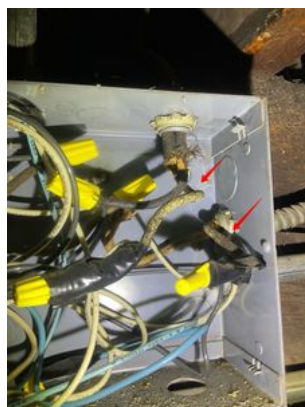
Illinois law requires that new smoke and carbon monoxide detectors be hard wired and powered OR have a 10 year sealed battery.



Electrical

Older fuse box has been abandoned, several electrical connections have been made inside the fuse box. Recommend that the fuse box be sealed closed.

Older, cloth insulated wiring was present. This wiring insulation can wear down or can become brittle and break. Non metallic shielded wiring extending from the fuse panel. Recommend that the wiring be replaced by a licensed electrician.



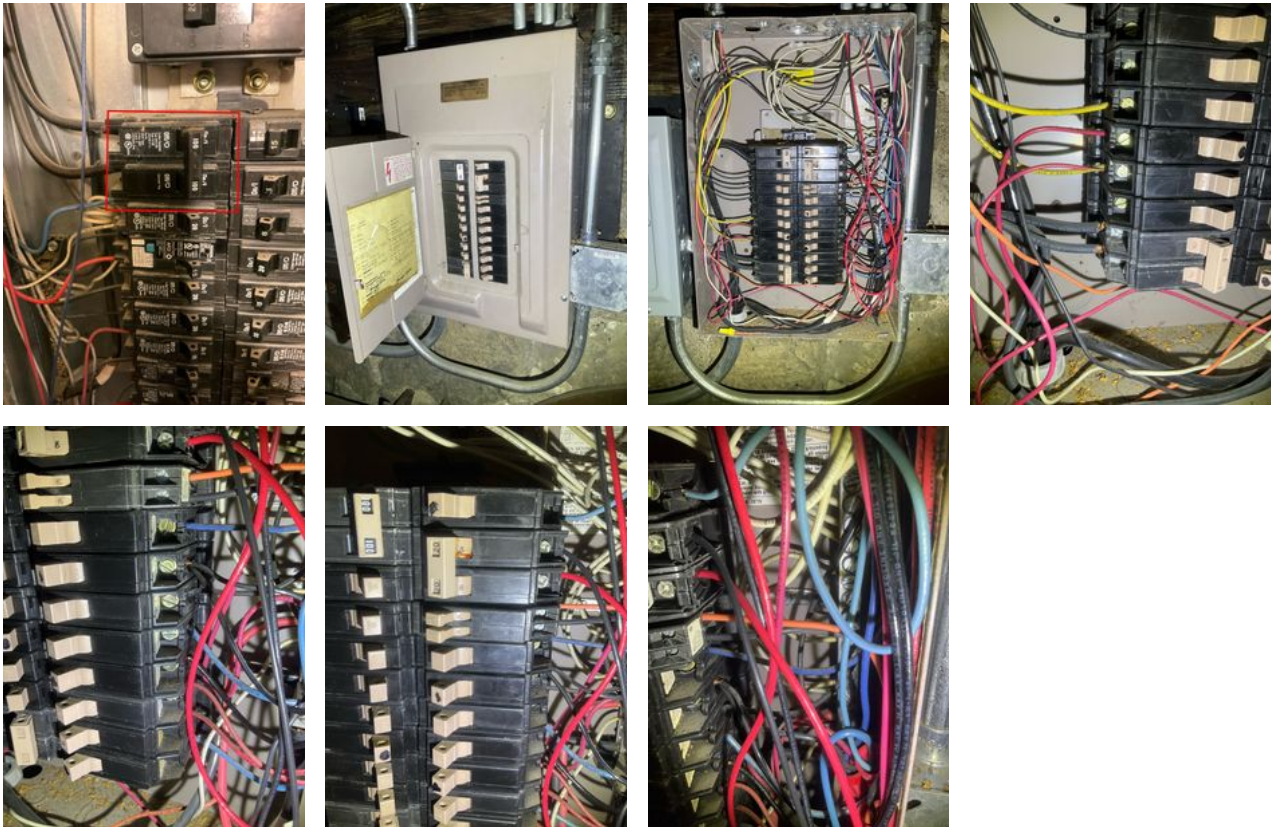
Electrical: Sub Panel #2

100 amp breaker in the main service panel is the disconnect for the sub panel. The sub panel is the original service panel for the home before being upgraded.

There are 2 double taps in the sub panel, 2 circuit wires connected to a single pole breaker.

A double breaker has been installed in the panel, the panel schematic was not available to determine if these breakers are allowed in the panel.

Recommend repair of the double taps and evaluation of the double breaker by a licensed electrician. The service panel may require an upgrade.



Electrical: Sub Panel #2

60 amp breaker in the sub panel (older panel) is the disconnect for the 2nd sub panel.

10 AWG wiring connected to a 60 amp breaker in the 2nd sub panel. The circuit wiring is undersized for the 60 amp breaker and poses a safety hazard. Recommend repair by a licensed electrician.



1st Floor HVAC: Heating

The older electric filter was no longer in use. The cover where the disposable filter is installed does not fully close and latch.



1st Floor HVAC: Cooling

The electrical disconnect box for the air-conditioning condenser is not secured to the home exterior. Recommended a qualified contractor secure the electrical disconnect box to the exterior of the home.



1st Floor HVAC: Cooling

The condensation pump on the furnace appears to be leaking. Recommend repair or replacement of the condensation pump by a qualified HVAC contractor.



1st Floor HVAC: Cooling

Portions of the cooling were not inspected. Air conditioner condensing coil was not visible during time of inspection. No labels or notes as to the coil size, age or brand were visible.

2nd & 3rd Floors HVAC: Heating

The furnace is dirty on the interior. Recommend having the furnace cleaned and serviced by a professional HVAC technician.



Plumbing

Corrosion at a water supply union connection indicates a water leak. This is located above the basements water heater. Recommend repair by a licensed plumber.



Plumbing

Main water service and main shut off valve.

The main water shut off valve was not operational when tested. Recommend replacement of the valve by a licensed plumber.

The water supply line entering the home from outside appears to be made of lead. These pipes are common in the area and sometimes cause elevated levels of lead contamination in water levels. If levels test high the pipe can be coated, replaced or a filtration system put in place to remove contaminants. Recommend testing the water quality for lead content.



Entryway, Living Room & Dining Room

Keyed lock on the front entry door. This can create a safety hazard in the event of a fire or other emergency if the door cannot be opened. Recommend replacing with a standard deadbolt lock.



Entryway, Living Room & Dining Room

The lower window sashes in the entryway, living room (3 windows) and the dining room do not stay open and fall closed. The window must be propped open. Recommend repair by a licensed contractor.



Entryway, Living Room & Dining Room

Tiles along the hearth along the floor appear to be loose. Recommend mo, the tiles may need to be re secured.



Entryway, Living Room & Dining Room

The interior outlet has reversed polarity (hot and neutral reversed). Recommend repair by a licensed electrician.



Entryway, Living Room & Dining Room

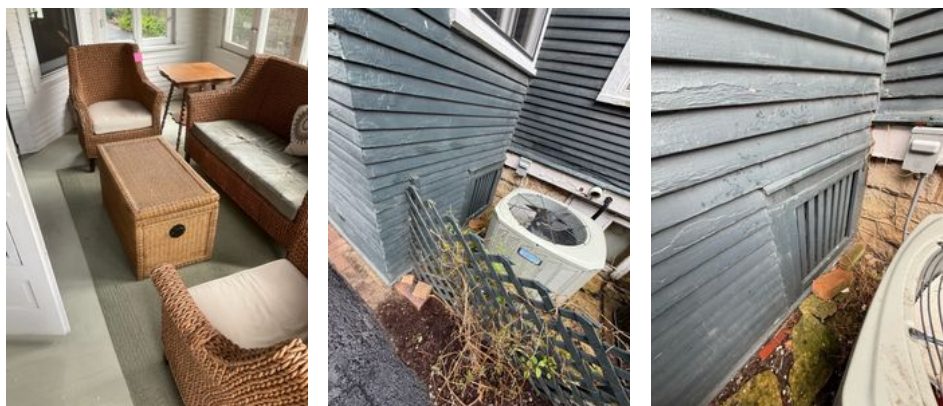
Masonry wood burning fireplace. The flue was functional. There is missing mortar between the bricks in the firebox that should be repaired. Recommend having the fireplace inspected by a professional chimney contractor prior to use.

The full condition of the chimney flue is not available, the entire chimney was not visible during the inspection. Further evaluation of the chimney by a professional chimney contractor or chimney sweep can determine the condition of the chimney flue.



Porch

Movement noted in the enclosed porches flooring. The crawlspace under the porch was not fully accessible, the hatch was painted shut and not accessible. The flooring structure may require repairs. Recommend further evaluation by a licensed contractor.



Porch

One of the exterior casement windows sticks and does not fully close. Recommend adjusting the window as needed.

3rd Floor

The base of the windows are close to the floor. The minimum recommended window height from the floor is 24". Low windows should have a locking system so the windows do not fully open and tempered glass should be installed. Open windows can be a safety hazard for children.



3rd Floor

The door does not latch and lock. The door or the spring loaded lock requires adjustment.



3rd Floor

Furnace is located in a closet for a room that is correctly used as a bedroom. It is not recommended that a furnace pull its combustion air from a bedroom or be placed in a bedroom due to a fire hazard and the potential for toxic fumes to emit from the furnace.

Recommend that a sealed, fire rated door be installed on the furnaces closet. The installed furnace is high efficiency and pulls combustion air from the homes exterior, no further modifications should be necessary.

Recommend further evaluation and repair by a licensed contractor.



Kitchen & Sitting Area

The interior outlets are loose in the wall. Recommend securing the outlets.



Kitchen & Sitting Area

Corner of countertop is loose. Recommend attaching to the cabinet base.



Kitchen & Sitting Area

The faucet is loose at the base.



Kitchen & Sitting Area

Small areas of loose and peeling paint noted across the kitchen cabinets.



Kitchen & Sitting Area

The secondary lock on the sliding entry door sticks when locked and is difficult to open. Recommend lubricating and exercising the lock.



Kitchen & Sitting Area: Appliances

The microwave door sticks when opening. The microwave won't run as it is showing an error that the door is not closed. Recommend repair or replacement of the microwave.



Kitchen & Sitting Area: Appliances

The range hood lights flicker when on the lowest setting.

Recommend cleaning the screens on the range hood so it will draft more effectively.



Bathrooms: Bathroom #1

The entry door does not latch properly and stay locked. Recommend adjusting the door lock plate as needed.



Bathrooms: Bathroom #2

The entry door does not latch properly and stay locked. Recommend adjusting the door lock plate as needed.



Bathrooms: Bathroom #2

Recommend caulking the corners around the bench in the shower stall.



Bathrooms: Bathroom #2

The cold water valve leaks when in the on position. Recommend repair or replacement of the faucet valve by a qualified plumber.



Bathrooms: Bathroom #3

Missing door stopper, recommend installing door stoppers to prevent wall damage from the door knob.



Bathrooms: Bathroom #3

Recommend caulking all seams and edges around the vanity top.



Bathrooms: Bathroom #4

The cold water valve at the sink does not have a stop installed. The valve continues to spin and does not stop when turning off. The valve must be positioned as pictured to turn off the flow of water. Recommend repair or replacement of the valve by a licensed plumber.



Bathrooms: Bathroom #4

The drain stopper is not functional using the control button on the front of the bathtub.



Bathrooms: Bathroom #4

Shower diverter is leaking and allowing water to exit from the tub spout. This will not allow for full water pressure at the shower. Recommend repair by a licensed plumber.



Bedrooms: Bedroom #1

Window is stuck and could not be opened during the inspection.



Bedrooms: Bedroom #1

Loose light fixture in the closet. Recommend replacing the fixture with a covered fixture.



Bedrooms: Bedroom #1

Bedroom closet door binds at the top of the door frame. Recommend adjusting the door as needed so it will close and latch.



Bedrooms: Bedroom #1

The interior outlet is loose in the wall. Recommend securing the outlet.

Open ground in outlet. Recommend further evaluation by a licensed electrician.



Bedrooms: Bedroom #2 (Front En-suite)

The closet door does not latch and lock. Recommend adjusting the locking mechanism as needed.



Bedrooms: Bedroom #2 (Front En-suite)

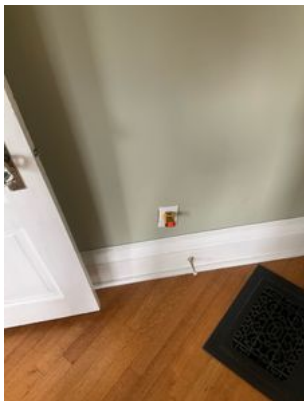
The lower window sashes (3) do not stay open and fall closed. The windows must be propped open. Recommend repair by a licensed contractor.



Bedrooms: Bedroom #2 (Front En-suite)

The interior outlet is loose in the wall. Recommend securing the outlet.

Open ground in outlet. Recommend further evaluation by a licensed electrician.



Bedrooms: Bedroom #3

The lower window sashes (2) do not stay open and fall closed. The windows must be propped open. Recommend repair by a licensed contractor.



Bedrooms: Bedroom #3

Torn window screen, recommend repairing.



Bedrooms: Bedroom #3

The door frame is out of square, this is visible by looking at the top of the door frame and the door. Larger cracks above and to the right of the closet door frame. This indicates structural settlement. Based on the age of the home, this is considered normal settlement. However, the area should be monitored, additional cracking or expansion of the existing cracks could indicate a larger structural issue. If noted it is recommended that a licensed contractor further evaluate.

Recommend that a licensed contractor repair the closet door.



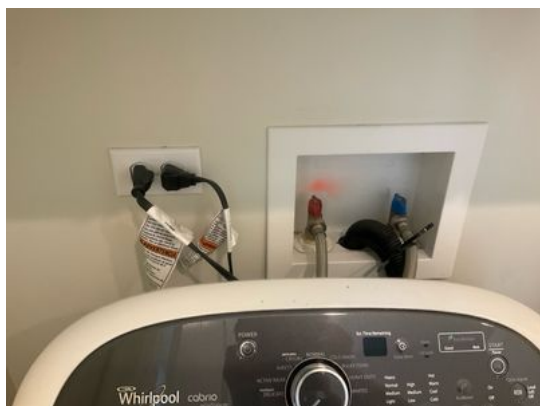
Bedrooms: Bedroom #4 (Rear Bedroom)

The bedroom entry doors door knob sticks and does not always operate the locking mechanism.



Laundry

Non GFCI protected outlets in laundry room. Recommend adding GFCI outlets within 6' of any water source.



Laundry

The washing machine was filled with the occupants clothing. The washing machine was not run and tested during the inspection.



Laundry

Dryer does not shut off when the door is opened. The dryer is operational but is older and replacement in the near future may be necessary.

