Inspection Report

Ms. North Shore

Property Address:

Bull's Eye Home Inspection

Matthew Buller 450.011025
815-207-1391

Table of Contents

Cover Page 1
Table of Contents 2
General Summary 3
Intro Page 10
1 Roofing 11
2 Exterior 18
3 Garage 26
4 Interiors 28
5 Structural Components 33
6 Plumbing System 37
7 Electrical System 42
8 Heating / Central Air Conditioning 51
9 Insulation and Ventilation 55
10 Built-In Kitchen Appliances 58
Invoice 59
Back Page 60

General Summary

Bull's Eye Home Inspection

815-207-1391

Customer
Ms. North Shore

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.1 **Flashings**

Repair or Replace

The Flashing for the single metal roof vent is loose. A qualified contractor will need to repair this flashing.

1.3 **Roof Drainage Systems**

Repair or Replace

(1) One or more downspouts need to be re-connected in order to properly control roof run-off. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. The Inspector recommends maintenance and repair be performed by a qualified contractor.

(2) One downspout extension was buried under soil/leaf debris and was not sloped appropriately to drain water efficiently. Have a qualified person repair so downspout drains appropriately.

(3) On the garage side of the house one downspout extension was crushed and another was filled with debris. This inhibits water to escape out of the downspout. Have a qualified person repair.

(4) Downspouts from upper roofs that drain onto lower ones should be extended to the gutter so debris and excess water runoff don't prematurely wear this area of the roof. Have roofing professional provide extensions to the gutter on these two areas downspouts in question. (front and back of main roof ridge)

(5) Gutter should be examined for proper level and cleaned since there was standing water and debris in some sections. Recent ice dams (melted by the time of the inspection) may have contributed to disrupting the proper level of the gutters.

(6) Gutter screens where loose or caved in throughout the gutter system. Have a qualified roofer clean gutters and replace screens properly.

(7) Cables were running along the back edge of the upper roof. This allows precipitation and debris to collect above this cable. Either reposition cable or monitor roof for excess debris collection. Have a qualified person replace cable or clean roof as needed.

2. Exterior

2.0 **Wall Cladding Flashing and Trim**

Repair or Replace

2. Exterior

(1) Some gaps in the mortar was detected in the brick as well as in the concrete wall sills (where the brick meets the siding) Contact a masonry professional to evaluate and repair

(2) The paint is peeling and wood deteriorating where the siding meets the lower roof. A proper metal flashing is recommended here so siding does not get damaged by water runoff. Have a qualified individual repaint and repair.

also note that animal excrement, shown in pic, was noted in several spots on the roof. This indicates that a small animal (possibly raccoon or possum) was present at some time on the roof. Cutting back vegetation and sealing all possible entry points is recommended to keep animals off roof and out of the house

(3) Trim near garage door is missing paint and would is deteriorating. Have a qualified person repair and repaint.

(4) Wood siding is in contact with the ground at various spots around the house. This is a possible entry point for wood destroying organisms and accelerates wood rot. Have a qualified person repair.

2.1 Doors (Exterior)

Repair or Replace

(1) Both exterior entry doors in the back of the house do not have a deadbolt lock. This posses a security risk since doors without deadbolts are significantly easier to break into. Consider having a qualified door professional add a deadbolt lock to these doors.

(2) The main entry door reveal daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

(3) sliding door screen has holes in it. Have a qualified person repair.

2.2 Windows

Repair or Replace

(1) Loose metal trim was observed on the kitchen window exterior. This can allow for water penetration into the window and possible insect entry. Have a qualified professional repair.

(2) Some window sills are lacking mortar/caulking at the gaps. This can lead to further damage and moisture intrusion. Have a qualified person examine and repair.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) Both the pool deck and main deck are showing signs of ageing. Inspector recommends having deck boards treated and stained and inspected for loose lumber/nails, splitting and other decking imperfections once the snow is cleared. Contact a qualified decking professional for this repair.

(2) Two planter boxes are present on the main deck. This can easily allow wood destroying organisms (termites etc.) to multiply and cause damage to the deck and possibly enter the home. If desired consider removing soil.

(3) The front porch has small divets which indicates deteriorating concrete. The front door concrete sill is also separating from the porch which can allow rodent, insect and water entry into house. Have a concrete professional analyze and repair these defects.

(4) Stairs to laundry room did not have any railings. This is a safety issue and most municipal codes require having hand rails for when more than three steps are present, have a qualified contractor install a hand rail.

(a drain was located at the bottom of these stairs. Inspector does not inspect for the functionality of this drain though it appeared free from debris, from what was visible to inspector)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(1) Trees and shrubs come in contact with the house. These should be cut back away from the house so as not to damage siding and allow animals easy access to roof and/or siding.

2. Exterior

(2) The asphalt driveway is showing signs of age with numerous cracks and worn sealant. Contact a sealcoating professional to evaluate and repair.

2.5 Eaves, Soffits and Fascias

Repair or Replace

(1) Fascia metal near lower roof ridge line is loose and needs to be repaired by a qualified individual.

(2) A portion of the soffit on the upper roof (near lower roof ridge line) is loose and needs to be secured to keep moisture and animals from entry into house. Have a qualified individual repair.

3. Garage

3.0 Garage Ceilings

Repair or Replace

Damaged drywall was observed near the garage door operator hanger. Also some open seems where observed in the ceiling as scene in the picture. Have a qualified individual analyze and repair.

3.1 Garage Walls (including Firewall Separation)

Repair or Replace

Two faucet hook-ups were observed on the house side garage wall. There is the possibility that this compromises the garage to house fire wall separation. They also may be at risk for freezing in winter. Inspector could not determine where these pipes went or if they are functional now or not. Have a Plumber evaluate and repair.

3.2 Garage Floor

Repair or Replace

Garage floor showed divets and cracks in the concrete. Though this is mostly cosmetic, consider having it repaired by a concrete professional.

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The small garage entry door in the back of the garage has a loose handle and tab lock hardware. You may also consider adding a thumbed latch deadbolt lock to this door for easier locking convince then the current keyed lock. A qualified door professional should analyze and repair.

(note this house does not have a garage entry door to the interior but rather opens to the back deck near the kitchen/rear entry door)

4. Interiors

4.4 Counters and Cabinets (representative number)

Repair or Replace

(1) Inspector observed what looked like fungal growth in the back of the kitchen cabinet under the sink, behind the garbage disposal. Inspector does not test for mold so we can't conclude if it is mold or not. Have a qualified mold specialist evaluate and clean up if necessary.

(2) Sticky hard to open cabinets noted in the laundry room. Have a qualified person adjust if necessary.

4.5 Doors (representative number)

Repair or Replace

(1) Front entry door had a nontraditional style door handle, keyless front entry and lacked a tab lock. The door must be locked to stay shut. Consider upgrading handle to tab lock for your convince.

4. Interiors

(2) Office room in lower level lacked door stops and had a closet door that was sticky/hard to open. Have a qualified person evaluate and repair.

(3) Kitchen entry door has non tempered glass. This is a security and safety concern. Consider having door replaced with tempered safety glass by a qualified professional.

4.6 Windows (representative number)

Repair or Replace

The large "basement" window, a window in the living room and a kitchen window could not open or were very hard to open. Have a qualified window professional evaluate and repair.

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Excessive ponding of water was observed in the crawl space. Up to 5" of water was noted in the corner of the crawlspace near the sump pump. Other shallower levels of water were noted around the water heater, furnace and the center of the crawlspace. This is likely due to the disabled sump pump but streak stains were noted near the furnace which is a sign of water intrusion. A licensed crawlspace technician should evaluate and seal any seepage areas.

(2) Evidence of vermin intrusion wa found in the form of a dead mouse. Inspector can not judge if more are present. Have a qualified pest exterminator inspect and implement a rodent control plan if needed.

5.5 Roof Structure and Attic

Repair or Replace

Water signs are on plywood and rafters resulting from a roof leak found above the bedrooms. However, no signs of current or past leaks were noted in the bedroom ceilings. Due to low clearance of attic i was unable to use my moisture meter to determine how recent the staining is. It could be from the older roof that was replaced. A qualified roofing contractor should inspect further and correct as needed.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) Master bathroom tub fixture continues to emit water after shower head is engaged. The tub should stop running when the shower is on. This is a waste of water and should be evaluated and repaired by a licensed plumber.

(2) There are small gaps in the grout near the master bath window and minor gaps in the tub caulking. These areas should be monitored and eventually repaired by a professional.

(3) Dishwasher drains to the garbage disposal. Most plumbing codes to not allow this type of hook-up. Contact a plumbing professional to analyze and repair if required.

6.6 Sump Pump

Repair or Replace

The sump pump appeared to be non-operational at the time of the inspection since there was high levels of standing water surrounding the pump and the pump did not run once during the entire inspection. Inspector was unable to view the pump close up due to high water levels. A licensed plumber knowledgable of sump pumps should evaluate and repair or replace this pump.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

7. Electrical System

Repair or Replace

(1) Pushmatic brand Electric panel showed multiple defects including: debris in box, double tapped circuit wires,missing screw, poor splices and possible aluminum solid strand branch wiring. A licensed electrical contractor should analyze for these and other defects and repair as needed. Contractor will likely recommend a upgraded panel since the pushmatic panels are dated.

Client should note that the "main" breaker (on the middle of the panel) controls all the circuit breakers below it. All the breakers above the main breaker are individually controlled.

(2) Inspector was unable to find grounding jump wire over water meter and Grounding electrode equipment. All receptacles showed the proper grounding on the tester however. Have a licensed electrician analyze for proper grounding system and repair if needed.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Repair or Replace

possible aluminum wiring and double tapping, see section 7.1 above

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) All the closets had light fixtures without a cover over the bulb. This poses a fire hazard if storage items are kept too close to the bulb. Have a qualified person put globe style fixtures in these closets.

(2) There was a broken light fixture in the crawlspace. Have a licensed electrician repair this fixture.

(3) A shower light was observed in the basement shower space. This is ok if the light is approved for such use, but inspector could not tell if it is and given the close proximity to the showerhead still may pose a risk if it is. Have a licensed electrician evaluate and repair/replace if needed.

(4) An open box was found in the crawlspace on the wall near the water meter. Have a licensed electrician repair.

(5) An outlet with switch to furnace did not provide a current. Have a licensed electrician repair/

(6) Outside outlet was found without the proper weather sealing and no GFCI. Have a licensed electrician repair.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

(1) There were no GFCI outlets in any of the bathroom, kitchen, garage or outdoor receptacles (except poolside receptacle). GFCI is recommended in these wet areas to minimize shock risk. Have a licensed electrician replace with GFCI receptacles.

(2) A hot-neutral-reverse polarity was noted with the receptacle tester in the dinning room. Have a licensed electrician repair.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

Poolside GFCI receptacle did not respond to hand testing. have a licensed electrician repair and/or replace.

7.7 Smoke Detectors

Repair or Replace

The upstairs hallway smoke detector did not respond to testing. New batteries are likely needed.

For your information install Smoke Alarms:

1. On every level of your home, including finished attics and basements.

7. Electrical System

2. Inside every bedroom, especially if people sleep with the door partly or completely closed.

3. In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long

(12 meters), install a unit at each end.

4. At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

The inside of the furnace could use a cleaning. Have a heating and cooling professional do this.

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) Duct tape was installed at numerous locations on the main duct work near furnace. This tape is old and loose at spot and is not approved for duct sealing anyway. This can cause inadvertant loose of heat and make the heating system inefficient. Have a licensed HVAC professional evaluate and repair with approved duct sealing materials.
(2) Some supply registers (bedroom and living room) cannot be closed appropriately. Closing registers to unused rooms can help save heating costs.have a HVAC profession repair.

9. Insulation and Ventilation

9.0 Insulation in Attic

Repair or Replace

The amount of insulation is inadequate and inconsistent in the attic space. Some areas are around 2 inches thick which puts the R-value just under 7. Have a qualified insulation contractor add new insulation.

9.1 Insulation Under Floor System

Not Present, Repair or Replace

Crawl space is heated thus no insulation under floor system, however there is no rim joist insulation present. Have insulation contractor ad insulation at rim joists in crawls space.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

Two dryer vents exhausted to the outside near the laundry room. One of them had a screen covering it. Dryer vents should **not** have screens over the vents since lint can accumulate and pose a fire hazard. Inspector could not determine for sure which vent is active and recommends having a HVAC professional inspect, clean these vents, and install a vent cover that is approved for dryer use as well as keeping animals out of the house.

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Repair or Replace

There is no anti-tip bracket installed for this oven/range. These brackets stop the oven from accidentally tipping forward, if a child were to pull the oven door open for example. Have a qualified person install a anti-tip bracket.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Matt Buller

Date: 3/15/2014	**Time:** 11:45 AM	**Report ID:**
Property:	**Customer:** Ms. North Shore	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and Seller, Customer and their agent	Single Family (2 story)	Over 25 Years

Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 60 (F) = 15.5 (C)	Cloudy	Wet

Rain in last 3 days:	**Radon Test:**	**Water Test:**
No	No	No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Roof Covering:
Architectural Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Chimney (exterior):
Brick

Comments:

1.0 Shingles seem to be about at the middle of their life span. They are in generally good shape though there are hairline cracks in almost every shingle that will eventually get worse. Inspector recommends monitoring these shingles for future wear and eventually replacement.

1.0 Item 1(Picture) Small cracks in top layer of shingles (zoom in to see)

1.1 The Flashing for the single metal roof vent is loose. A qualified contractor will need to repair this flashing.

1.1 Item 1(Picture) Loose nail in flashing

1.2 (1) The Chimney crowns (top cement layer) on both chimneys are deteriorating and need to be repaired by a qualified chimney professional.

1.2 Item 1(Picture) damaged chimney crown

(2) Clay flue liner on Chimney (fireplace chimney) needs to be repaired or replaced by a qualified chimney professional.

1.2 Item 2(Picture) Flue liner needs repair

(3) Sealant around clay flue liner is deteriorating and will need replacement in the near future. Contact a qualified contractor for this repair.

1.2 Item 3(Picture)

1.3 (1) One or more downspouts need to be re-connected in order to properly control roof run-off. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. The Inspector recommends maintenance and repair be performed by a qualified contractor.

1.3 Item 1(Picture) disconnected downspout extension

(2) One downspout extension was buried under soil/leaf debris and was not sloped appropriately to drain water efficiently. Have a qualified person repair so downspout drains appropriately.

1.3 Item 2(Picture)

(3) On the garage side of the house one downspout extension was crushed and another was filled with debris. This inhibits water to escape out of the downspout. Have a qualified person repair.

1.3 Item 3(Picture) crushed downspout extension

1.3 Item 4(Picture) debris filled downspout extension

(4) Downspouts from upper roofs that drain onto lower ones should be extended to the gutter so debris and excess water runoff don't prematurely wear this area of the roof. Have roofing professional provide extensions to the gutter on these two areas downspouts in question. (front and back of main roof ridge)

1.3 Item 5(Picture)

(5) Gutter should be examined for proper level and cleaned since there was standing water and debris in some sections. Recent ice dams (melted by the time of the inspection) may have contributed to disrupting the proper level of the gutters.

1.3 Item 6(Picture)

(6) Gutter screens where loose or caved in throughout the gutter system. Have a qualified roofer clean gutters and replace screens properly.

1.3 Item 7(Picture)

(7) Cables were running along the back edge of the upper roof. This allows precipitation and debris to collect above this cable. Either reposition cable or monitor roof for excess debris collection. Have a qualified person replace cable or clean roof as needed.

1.3 Item 8(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Siding Style:
Lap

Siding Material:
Wood

Appurtenance:
Deck with steps

Driveway:
Asphalt

Comments:

2.0 (1) Some gaps in the mortar was detected in the brick as well as in the concrete wall sills (where the brick meets the siding) Contact a masonry professional to evaluate and repair

2.0 Item 1(Picture)

(2) The paint is peeling and wood deteriorating where the siding meets the lower roof. A proper metal flashing is recommended here so siding does not get damaged by water runoff. Have a qualified individual repaint and repair.

also note that animal excrement, shown in pic, was noted in several spots on the roof. This indicates that a small animal (possibly raccoon or possum) was present at some time on the roof. Cutting back vegetation and sealing all possible entry points is recommended to keep animals off roof and out of the house

2.0 Item 2(Picture) damaged siding and animal excrement

(3) Trim near garage door is missing paint and would is deteriorating. Have a qualified person repair and repaint.

2.0 Item 3(Picture)

(4) Wood siding is in contact with the ground at various spots around the house. This is a possible entry point for wood destroying organisms and accelerates wood rot. Have a qualified person repair.

2.1 (1) Both exterior entry doors in the back of the house do not have a deadbolt lock. This posses a security risk since doors without deadbolts are significantly easier to break into. Consider having a qualified door professional add a deadbolt lock to these doors.

2.1 Item 1(Picture) 1 of two entry doors without a deadbolt

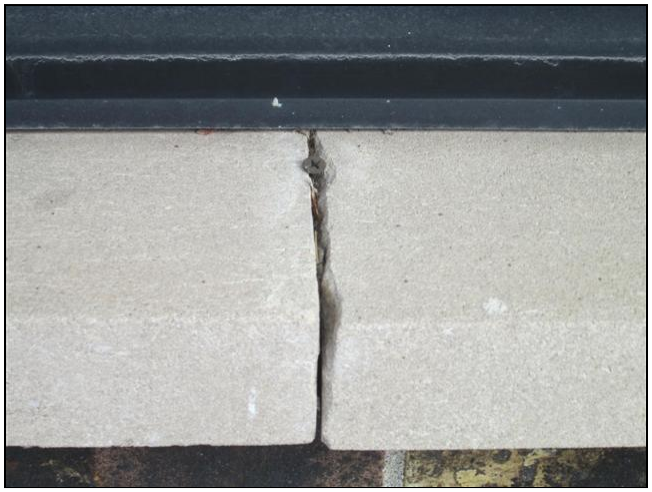
(2) The main entry door reveal daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

(3) sliding door screen has holes in it. Have a qualified person repair.

2.2 (1) Loose metal trim was observed on the kitchen window exterior. This can allow for water penetration into the window and possible insect entry. Have a qualified professional repair.

2.2 Item 1(Picture)

(2) Some window sills are lacking mortar/caulking at the gaps. This can lead to further damage and moisture intrusion. Have a qualified person examine and repair.



2.2 Item 2(Picture)

2.3 (1) Both the pool deck and main deck are showing signs of ageing. Inspector recommends having deck boards treated and stained and inspected for loose lumber/nails, splitting and other decking imperfections once the snow is cleared. Contact a qualified decking professional for this repair.

2.3 Item 1(Picture) main deck

2.3 Item 2(Picture) Pool deck

(2) Two planter boxes are present on the main deck. This can easily allow wood destroying organisms (termites etc.) to multiply and cause damage to the deck and possibly enter the home. If desired consider removing soil.

2.3 Item 3(Picture) Planter box with soil

2.3 Item 4(Picture) Planter box with soil

(3) The front porch has small divets which indicates deteriorating concrete. The front door concrete sill is also separating from the porch which can allow rodent, insect and water entry into house. Have a concrete professional analyze and repair these defects.

2.3 Item 5(Picture) deterioration concrete front porch

2.3 Item 6(Picture) Door sill and patio separation

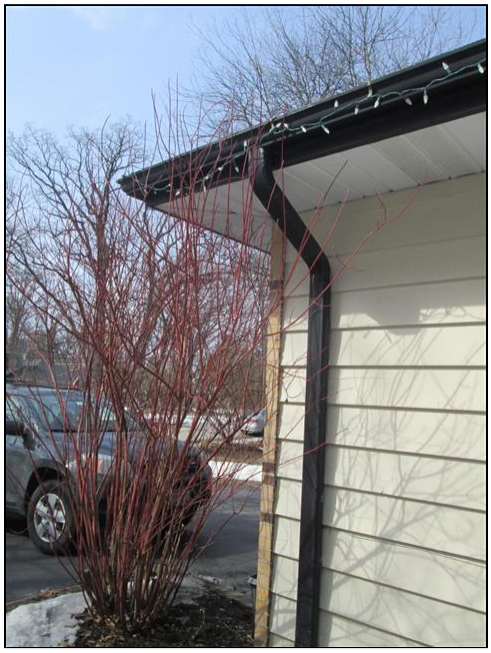
(4) Stairs to laundry room did not have any railings. This is a safety issue and most municipal codes require having hand rails for when more than three steps are present, have a qualified contractor install a hand rail.

(a drain was located at the bottom of these stairs. Inspector does not inspect for the functionality of this drain though it appeared free from debris, from what was visible to inspector)

2.3 Item 7(Picture) No railings

2.3 Item 8(Picture)

2.4 (1) Trees and shrubs come in contact with the house. These should be cut back away from the house so as not to damage siding and allow animals easy access to roof and/or siding.



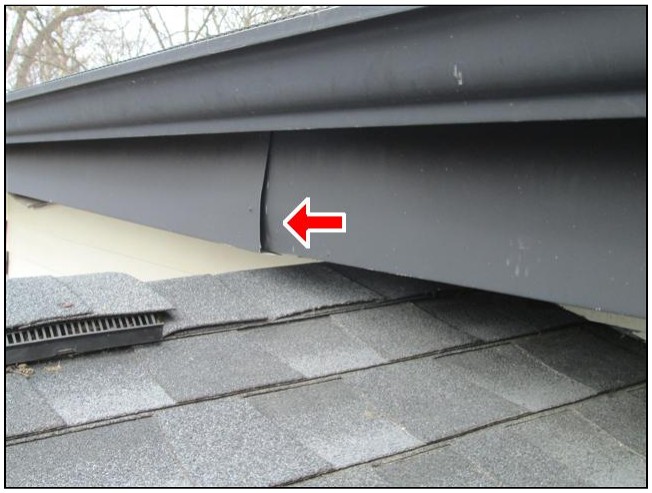
2.4 Item 1(Picture) Bush near garage too close to house

2.4 Item 2(Picture) Trees and shrubs too close to house

(2) The asphalt driveway is showing signs of age with numerous cracks and worn sealant. Contact a sealcoating professional to evaluate and repair.

2.4 Item 3(Picture)

2.5 (1) Fascia metal near lower roof ridge line is loose and needs to be repaired by a qualified individual.



2.5 Item 1(Picture)

(2) A portion of the soffit on the upper roof (near lower roof ridge line) is loose and needs to be secured to keep moisture and animals from entry into house. Have a qualified individual repair.

2.5 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

*Note: 1. garage attic was **not** entered due to heavy storage in way of ceiling access hatch.*

*2. Heater on garage back wall was **not** tested due to storage in the way*

Garage with attic access (upper left) and heater (right arrow)

		IN	NI	NP	RR
3.0	Garage Ceilings				•
3.1	Garage Walls (including Firewall Separation)				•
3.2	Garage Floor				•
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)				•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

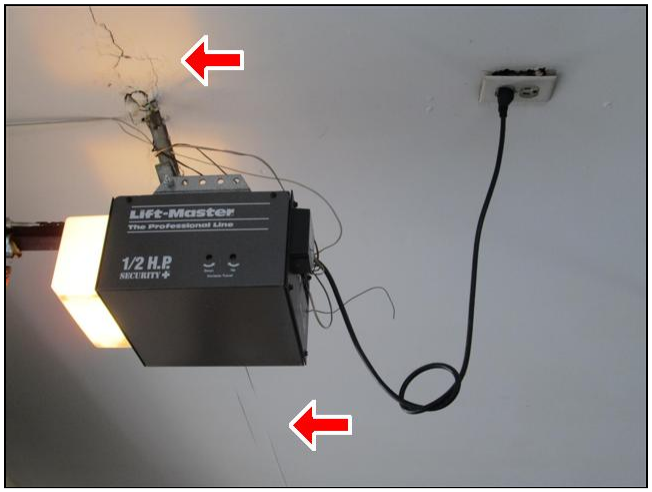
Garage Door Type:
One automatic

Auto-opener

Manufacturer:
LIFT-MASTER

Comments:

3.0 Damaged drywall was observed near the garage door operator hanger. Also some open seems where observed in the ceiling as scene in the picture. Have a qualified individual analyze and repair.



3.0 Item 1(Picture)

3.1 Two faucet hook-ups were observed on the house side garage wall. There is the possibility that this compromises the garage to house fire wall separation. They also may be at risk for freezing in winter. Inspector could not determine where these pipes went or if they are functional now or not. Have a Plumber evaluate and repair.

3.2 Garage floor showed divets and cracks in the concrete. Though this is mostly cosmetic, consider having it repaired by a concrete professional.

3.2 Item 1(Picture)

3.4 The small garage entry door in the back of the garage has a loose handle and tab lock hardware. You may also consider adding a thumbed latch deadbolt lock to this door for easier locking convince then the current keyed lock. A qualified door professional should analyze and repair.

(note this house does not have a garage entry door to the interior but rather opens to the back deck near the kitchen/rear entry door)

3.5 Garage door reverses when met with resistance and auto reverse sensors operate correctly.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Master bedroom

Bedroom 1

Bedroom 2

Master bath

lower level living room

dinning room

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)				•
4.5	Doors (representative number)				•
4.6	Windows (representative number)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Laminated T&G

Interior Doors:
Hollow core

Window Types:
Sliders
Extra Info : wood

Window Manufacturer:
UNKNOWN

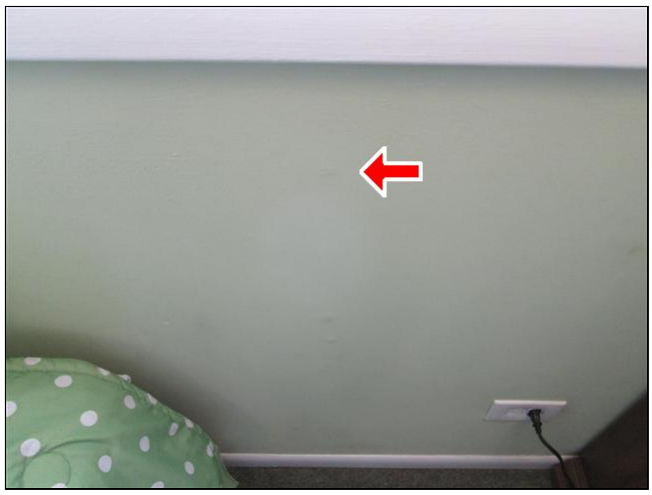
Cabinetry:
Wood

Comments:

4.0 The Drywall has on the ceiling has some"nail pops," through out the house . This damage is considered cosmetic but repair can be done if desired.

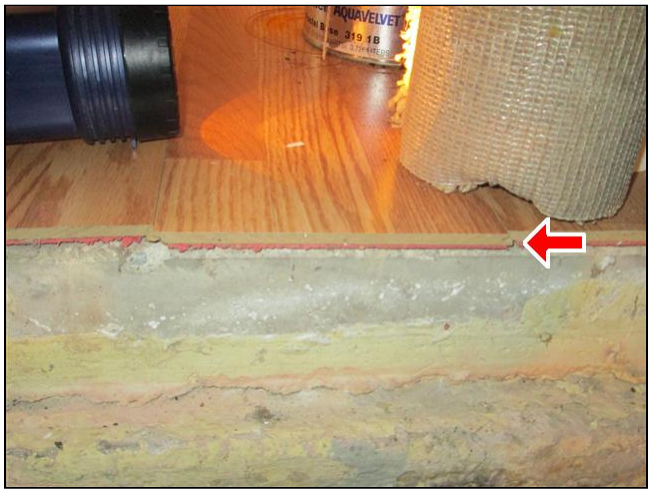
4.1 Walls show signs of minor cracking and nail pops. This is considered cosmetic, but can be repaired if desired.

4.1 Item 1(Picture) crack in drywall



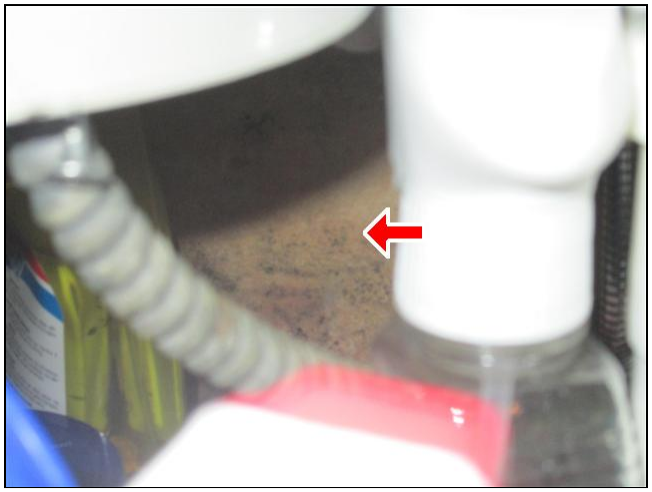
4.1 Item 2(Picture) Nail pops

4.2 Floors seemed to depress a bit in some spots. This is normal for this type of flooring and is not a structural concern.



4.2 Item 1(Picture) cutaway veiw of floor at crawl entry as an example of flooring (not a defect)

4.4 (1) Inspector observed what looked like fungal growth in the back of the kitchen cabinet under the sink, behind the garbage disposal. Inspector does not test for mold so we can't conclude if it is mold or not. Have a qualified mold specialist evaluate and clean up if necessary.



4.4 Item 1(Picture) Possible mold

(2) Sticky hard to open cabinets noted in the laundry room. Have a qualified person adjust if necessary.

4.5 (1) Front entry door had a nontraditional style door handle, keyless front entry and lacked a tab lock. The door must be locked to stay shut. Consider upgrading handle to tab lock for your convince.

4.5 Item 1(Picture)

(2) Office room in lower level lacked door stops and had a closet door that was sticky/hard to open. Have a qualified person evaluate and repair.

(3) Kitchen entry door has non tempered glass. This is a security and safety concern. Consider having door replaced with tempered safety glass by a qualified professional.

4.6 The large "basement" window, a window in the living room and a kitchen window could not open or were very hard to open. Have a qualified window professional evaluate and repair.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Main girder

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
Crawled
Standing water

Floor Structure:
2 X 10

Wall Structure:
2 X 4 Wood

Columns or Piers:
Steel lally columns

Ceiling Structure:
2X10

Roof Structure:
2 X 10 Rafters

Roof-Type:
Hip

Method used to observe attic:
From entry

Comments:

5.0 (1) Excessive ponding of water was observed in the crawl space. Up to 5" of water was noted in the corner of the crawlspace near the sump pump. Other shallower levels of water were noted around the water heater, furnace and the center of the crawlspace. This is likely due to the disabled sump pump but streak stains were noted near the furnace which is a sign of water intrusion. A licensed crawlspace technician should evaluate and seal any seepage areas.

5.0 Item 1(Picture) Ponding water in crawl, arrow points to disabled sump pump

5.0 Item 2(Picture) water seepage stain streaks

(2) Evidence of vermin intrusion wa found in the form of a dead mouse. Inspector can not judge if more are present. Have a qualified pest exterminator inspect and implement a rodent control plan if needed.

5.0 Item 3(Picture) Dead mouse found i crawlspace near furnace

5.4 No problems with these items

5.4 Item 1(Picture) Main Girder

5.4 Item 2(Picture) Floor structure, viewed from crawl space

5.5 Water signs are on plywood and rafters resulting from a roof leak found above the bedrooms. However, no signs of current or past leaks were noted in the bedroom ceilings. Due to low clearance of attic i was unable to use my moisture meter to determine how recent the staining is. It could be from the older roof that was replaced. A qualified roofing contractor should inspect further and correct as needed.

5.5 Item 1(Picture) attic above master bed with moisture stains on rafters

5.5 Item 2(Picture) stains above bedroom

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

	IN	NI	NP	RR

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
PVC
Copper

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)

Manufacturer:
STATE
Extra Info : SN: 804232093

Water Heater Location:
Crawlspace

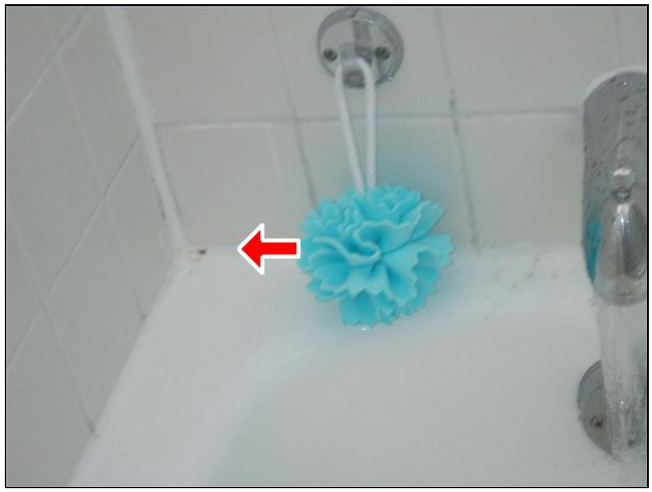
Comments:

6.1 (1) Master bathroom tub fixture continues to emit water after shower head is engaged. The tub should stop running when the shower is on. This is a waste of water and should be evaluated and repaired by a licensed plumber.

6.1 Item 1(Picture)

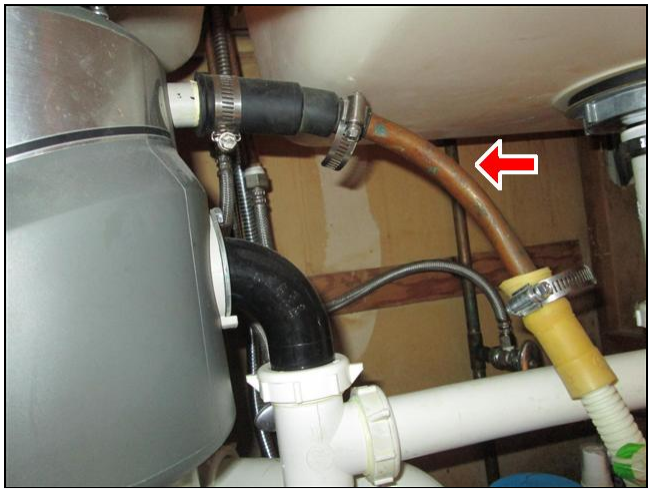
(2) There are small gaps in the grout near the master bath window and minor gaps in the tub caulking. These areas should be monitored and eventually repaired by a professional.

6.1 Item 2(Picture)



6.1 Item 3(Picture)

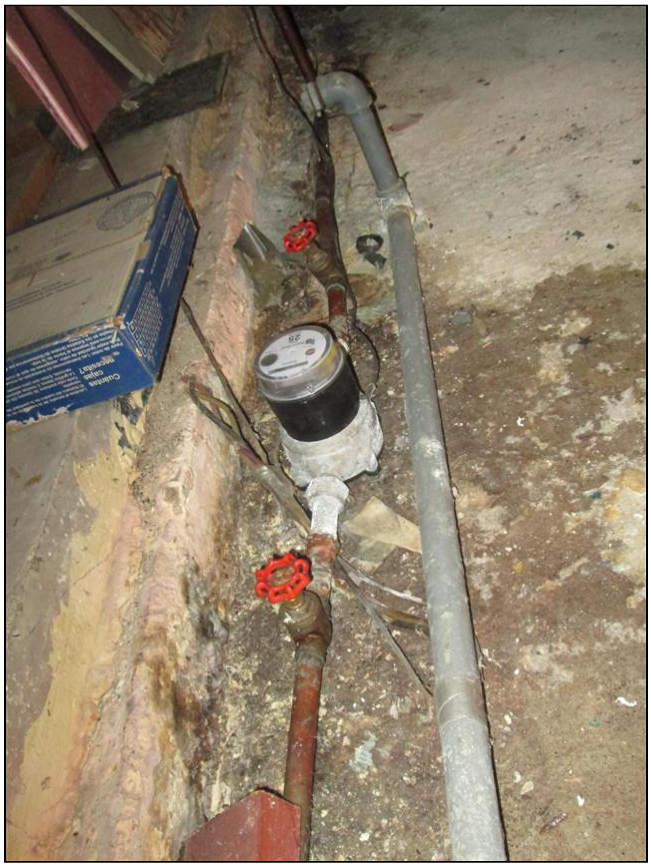
(3) Dishwasher drains to the garbage disposal. Most plumbing codes to not allow this type of hook-up. Contact a plumbing professional to analyze and repair if required.



6.1 Item 4(Picture) Dishwasher draining to disposal

6.2 inspector was unable to access draft hood on water heater due to limited height in crawlspace. However all fixtures drew adequate hot water.

6.3 The water shut offs and meter are located just to the left as you enter the crawlspace.



6.3 Item 1(Picture) water shut offs (red handles) and water meter

6.5 The natural gas shut off was located on the gas meter which is outside on the bedrooms side of the house

6.5 Item 1(Picture) gas meter

6.6 The sump pump appeared to be non-operational at the time of the inspection since there was high levels of standing water surrounding the pump and the pump did not run once during the entire inspection. Inspector was unable to view the pump close up due to high water levels. A licensed plumber knowledgable of sump pumps should evaluate and repair or replace this pump.

6.6 Item 1(Picture) Flooded sump pump

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

service entry

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Electrical Service

Conductors:
Overhead service
Aluminum

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
Unknown

Branch wire 15 and 20

AMP:
Copper

		IN	NI	NP	RR
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors				•
7.8	Carbon Monoxide Detectors			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Aluminum

Wiring Methods:
Not Visible

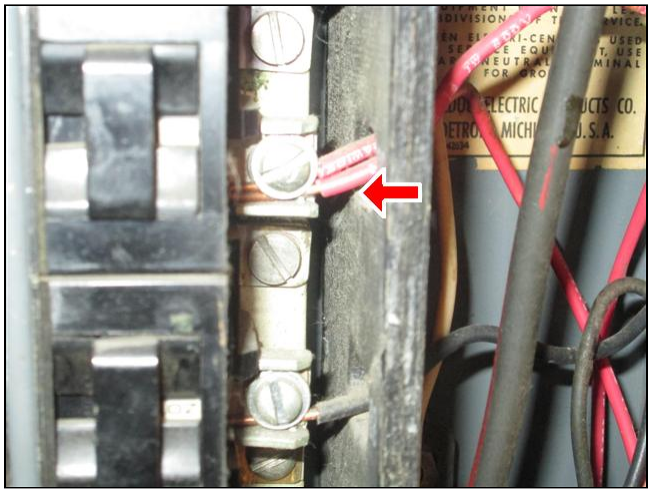
Comments:

7.0 The service entrance wires come in contact with tree limbs and branches. This can wear out the wires and possibly lead to a power outage. Contact the electrical provider to determine who is responsible for clearing trees from entrance wires.

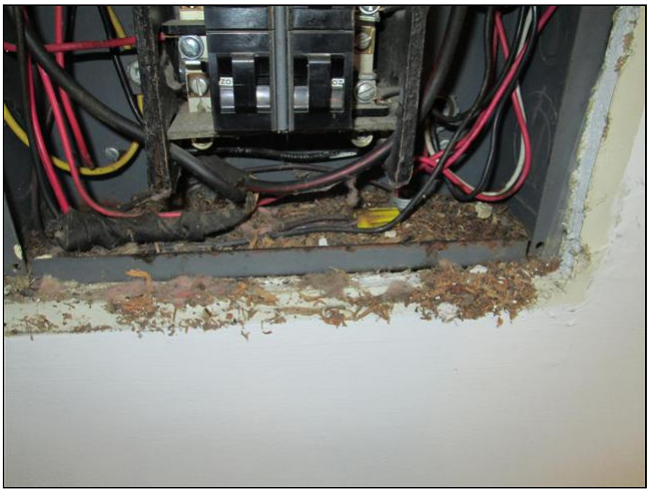
7.0 Item 1(Picture)

7.1 (1) Pushmatic brand Electric panel showed multiple defects including: debris in box, double tapped circuit wires,missing screw, poor splices and possible aluminum solid strand branch wiring. A licensed electrical contractor should analyze for these and other defects and repair as needed. Contractor will likely recommend a upgraded panel since the pushmatic panels are dated.

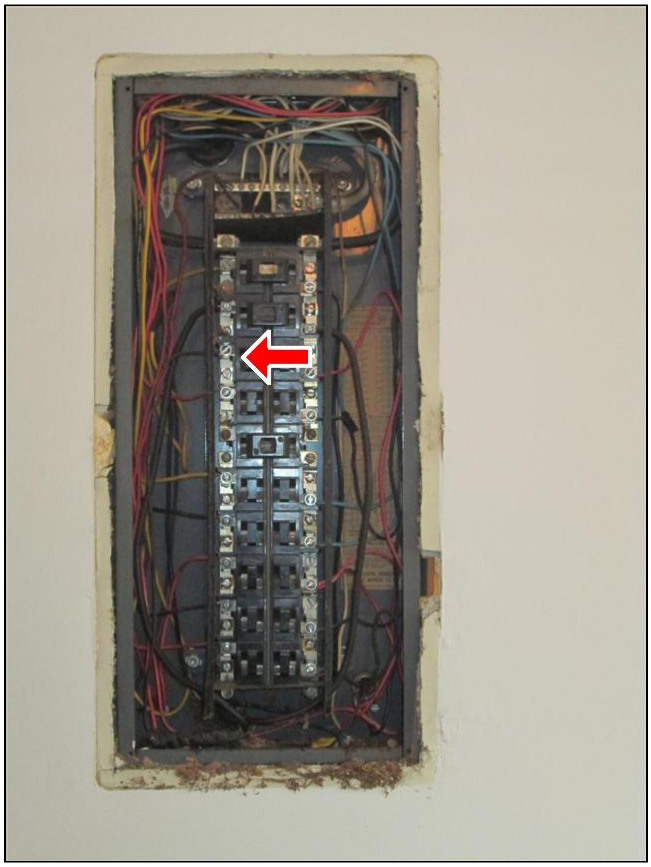
Client should note that the "main" breaker (on the middle of the panel) controls all the circuit breakers below it. All the breakers above the main breaker are individually controlled.



7.1 Item 1(Picture) double tap



7.1 Item 2(Picture) debris in box

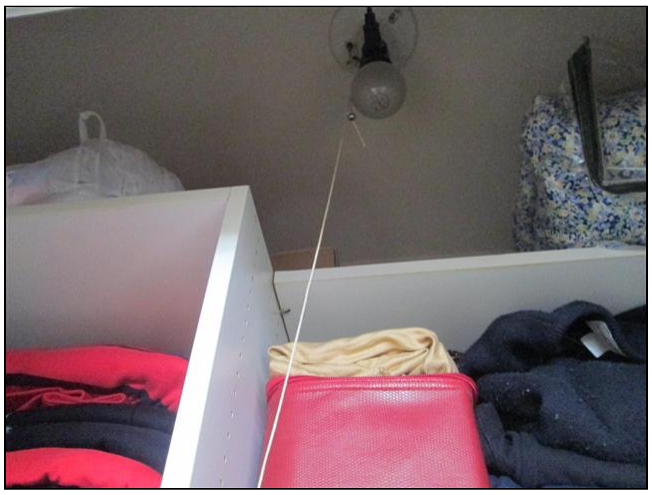


7.1 Item 3(Picture) possible aluminium wire

(2) Inspector was unable to find grounding jump wire over water meter and Grounding electrode equipment. All receptacles showed the proper grounding on the tester however. Have a licensed electrician analyze for proper grounding system and repair if needed.

7.2 possible aluminum wiring and double tapping, see section 7.1 above

7.3 (1) All the closets had light fixtures without a cover over the bulb. This poses a fire hazard if storage items are kept too close to the bulb. Have a qualified person put globe style fixtures in these closets.



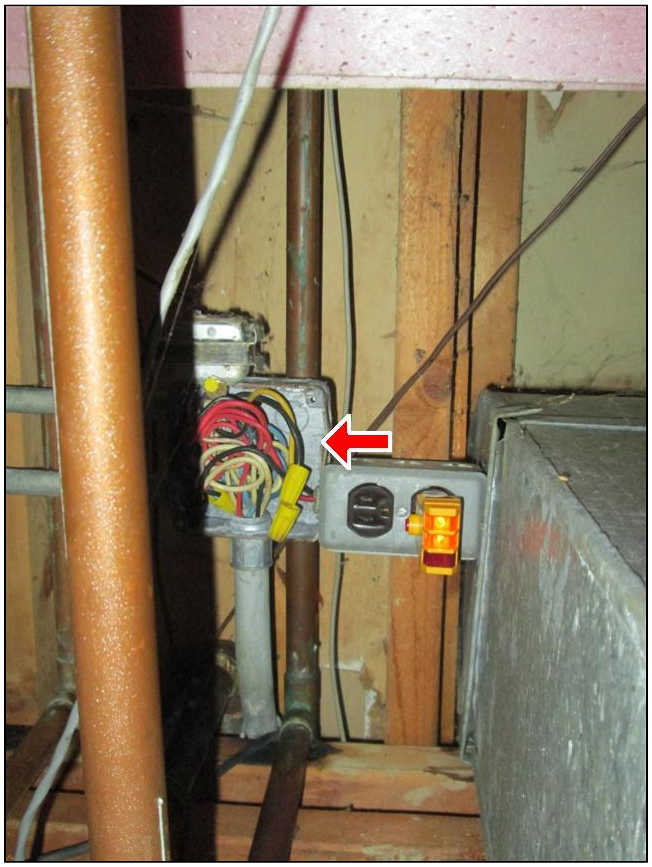
7.3 Item 1(Picture)

(2) There was a broken light fixture in the crawlspace. Have a licensed electrician repair this fixture.

(3) A shower light was observed in the basement shower space. This is ok if the light is approved for such use, but inspector could not tell if it is and given the close proximity to the showerhead still may pose a risk if it is. Have a licensed electrician evaluate and repair/replace if needed.

7.3 Item 2(Picture) questionable shower light fixture

(4) An open box was found in the crawlspace on the wall near the water meter. Have a licensed electrician repair.



7.3 Item 3(Picture) Open box

(5) An outlet with switch to furnace did not provide a current. Have a licensed electrician repair/

7.3 Item 4(Picture) dead recepticle

(6) Outside outlet was found without the proper weather sealing and no GFCI. Have a licensed electrician repair.

7.3 Item 5(Picture)

7.4 (1) There were no GFCI outlets in any of the bathroom, kitchen, garage or outdoor receptacles (except poolside receptacle). GFCI is recommended in these wet areas to minimize shock risk. Have a licensed electrician replace with GFCI receptacles.

7.4 Item 1(Picture)

7.4 Item 2(Picture)

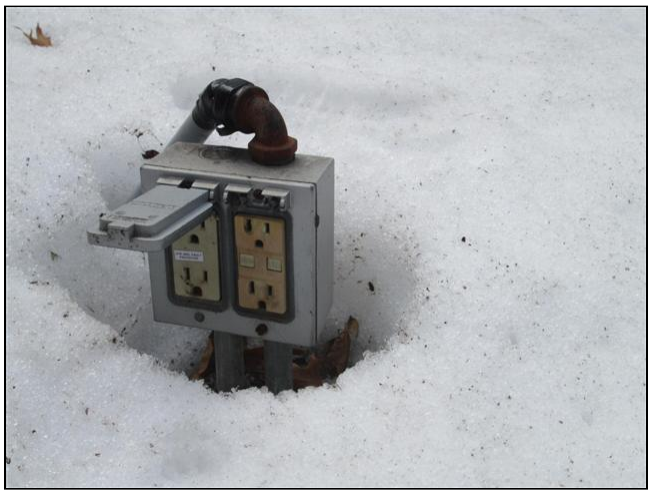
7.4 Item 3(Picture) No GFCI receptacles

7.4 Item 4(Picture)

(2) A hot-neutral-reverse polarity was noted with the receptacle tester in the dinning room. Have a licensed electrician repair.

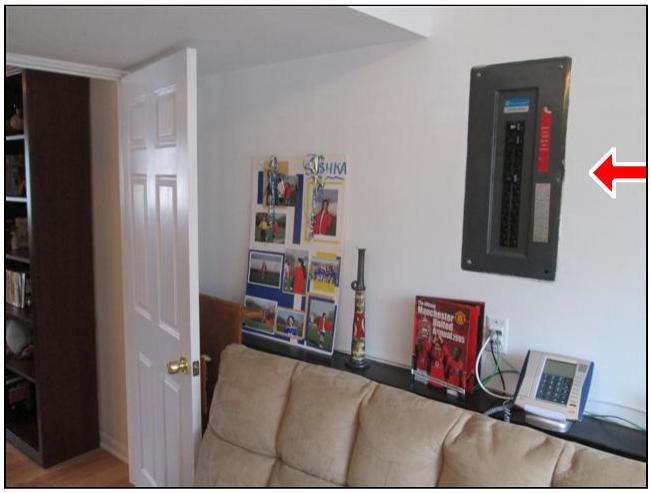
7.4 Item 5(Picture) HNR outlet

7.5 Poolside GFCI receptacle did not respond to hand testing. have a licensed electrician repair and/or replace.



7.5 Item 1(Picture)

7.6 Electric panel was located in the lower bedroom/office. There was no subpanel.



7.6 Item 1(Picture) electric panel in office

7.7 The upstairs hallway smoke detector did not respond to testing. New batteries are likely needed.

For your information install Smoke Alarms:

1. On every level of your home, including finished attics and basements.

2. Inside every bedroom, especially if people sleep with the door partly or completely closed.

3. In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.

4. At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

7.7 Item 1(Picture) smoke detector not fuctional

7.8 7.5 Carbon monoxide detectors should be located near the sleeping area, where it can wake you if you are asleep. Additional detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning.

Remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Furnace (in crawl)

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
LENNOX
Serial # : Model number: G60UH-48C-110-02

Ductwork:
Non-insulated

Filter Type:
Disposable

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:

		IN	NI	NP	RR
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

One

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
LENNOX
Serial # : 5191E05508

Comments:

8.0 The inside of the furnace could use a cleaning. Have a heating and cooling professional do this.

8.0 Item 1(Picture) clean out debris

8.1 thermostat and shutoff switch work correctly

8.2 Safety shutoff on furnace door works correctly

8.3 (1) Duct tape was installed at numerous locations on the main duct work near furnace. This tape is old and loose at spot and is not approved for duct sealing anyway. This can cause inadvertant loose of heat and make the heating system inefficient. Have a licensed HVAC professional evaluate and repair with approved duct sealing materials.

8.3 Item 1(Picture) duct tape use

(2) Some supply registers (bedroom and living room) cannot be closed appropriately. Closing registers to unused rooms can help save heating costs.have a HVAC profession repair.

8.5 The Chimney liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

8.7 Vented gas fireplace

8.7 Item 1(Picture) Fireplace, arrow shows starter key location

8.8 Damage and dirt filled fins on the condenser of the AC unit outside were found. Also, AC unit is from 1991, so it is nearing the end of its life span. Have a HVAC professional analyze for repair or possibly replace.

Air Conditioning could not be run and tested since temperature was below 60 degrees.

8.8 Item 1(Picture) AC unit

8.8 Item 2(Picture) Damaged condenser fins

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
9.0	Insulation in Attic				•
9.1	Insulation Under Floor System			•	•
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)				•
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Attic Insulation:
Fiberglass

Ventilation:
Ridge vents

Exhaust Fans:
Fan/Heat/Light

Dryer Power Source:
Gas Connection

Dryer Vent:
Metal

Floor System Insulation:
NONE

Comments:

9.0 The amount of insulation is inadequate and inconsistent in the attic space. Some areas are around 2 inches thick which puts the R-value just under 7. Have a qualified insulation contractor add new insulation.

9.0 Item 1(Picture) low spots of attic insulation

9.1 Crawl space is heated thus no insulation under floor system, however there is no rim joist insulation present. Have insulation contractor ad insulation at rim joists in crawls space.

9.1 Item 1(Picture) Add insulation here

9.2 The crawlspace floor was concrete, no vapor barriers needed.

9.3 Inspector noted only one crawl space vent (back of house) which was shut. It is recommended that this be opened periodically (in non heating/cooling months) to ventilate the crawl space.

9.3 Item 1(Picture) closed crawl vent

9.4 Two dryer vents exhausted to the outside near the laundry room. One of them had a screen covering it. Dryer vents should **not** have screens over the vents since lint can accumulate and pose a fire hazard. Inspector could not determine for sure which vent is active and recommends having a HVAC professional inspect, clean these vents, and install a vent cover that is approved for dryer use as well as keeping animals out of the house.

9.4 Item 1(Picture)

9.4 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Kitchen

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops				•
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC
Serial # : RS715563B

Disposer Brand:
UNKNOWN

Exhaust/Range hood:
AMANA
Serial # : 9804804359

Range/Oven:
AMANA
Serial # : 9807257539

Built in Microwave:
AMANA
Serial # : 9804804359

Trash Compactors:
NONE

Refrigerator:
WHIRLPOOL
Serial # : SK0436870

Comments:

10.1 There is no anti-tip bracket installed for this oven/range. These brackets stop the oven from accidentally tipping forward, if a child were to pull the oven door open for example. Have a qualified person install a anti-tip bracket.

10.2 Range vent is controlled by microwave and works as intended.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INVOICE

Bull's Eye Home Inspection
815-207-1391
Inspected By: Matthew Buller

Inspection Date: 3/15/2014
Report ID:

Customer Info:	**Inspection Property:**
Ms. North Shore **Customer's Real Estate Professional:**	

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method: Check
Payment Status: Paid
Note:

Bull's Eye Home Inspection

Matthew Buller

815-207-1391