



# Inspection Report

[REDACTED]

**Property Address:**

[REDACTED]

St Charles Illinois 60174



Function and Safety Home Inspections

Jeff Moore 450011937



St Charles, IL 60175

630-432-0735



## Table of Contents

|  |                    |
|--|--------------------|
| <a href="#">Cover Page.....</a>                        | <a href="#">1</a>  |
| <a href="#">Table of Contents.....</a>                 | <a href="#">3</a>  |
| <a href="#">Intro Page.....</a>                        | <a href="#">4</a>  |
| <a href="#">1 Roof.....</a>                            | <a href="#">7</a>  |
| <a href="#">2 Exterior.....</a>                        | <a href="#">8</a>  |
| <a href="#">3 Wall Exteriors.....</a>                  | <a href="#">10</a> |
| <a href="#">4 Cooling.....</a>                         | <a href="#">11</a> |
| <a href="#">5 Attic.....</a>                           | <a href="#">12</a> |
| <a href="#">6(A) Master Bedroom.....</a>               | <a href="#">13</a> |
| <a href="#">6(B) Guest Bedrooms.....</a>               | <a href="#">14</a> |
| <a href="#">7(A) Master Bathroom.....</a>              | <a href="#">16</a> |
| <a href="#">7(B) Guest Bathrooms.....</a>              | <a href="#">18</a> |
| <a href="#">8 Interior.....</a>                        | <a href="#">20</a> |
| <a href="#">9 Kitchen and Built-in Appliances.....</a> | <a href="#">22</a> |
| <a href="#">10 Structure.....</a>                      | <a href="#">24</a> |
| <a href="#">11 Electrical.....</a>                     | <a href="#">25</a> |
| <a href="#">12 Plumbing.....</a>                       | <a href="#">26</a> |
| <a href="#">13 Heating.....</a>                        | <a href="#">27</a> |
| <a href="#">14 Laundry Room.....</a>                   | <a href="#">28</a> |
| <a href="#">15 Basement.....</a>                       | <a href="#">30</a> |
| <a href="#">16 Garage.....</a>                         | <a href="#">32</a> |
| <a href="#">17 Summary.....</a>                        | <a href="#">33</a> |
| <a href="#">General Summary.....</a>                   | <a href="#">34</a> |

|   |                                |                                  |
|---|--------------------------------|----------------------------------|
| <b>Date:</b> 1/21/2019                                      | <b>Time:</b> 08:00 AM          | <b>Report ID:</b> lesallenlane   |
| <b>Property:</b><br>[REDACTED]<br>St Charles Illinois 60174 | <b>Customer:</b><br>[REDACTED] | <b>Real Estate Professional:</b> |

### WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items

### INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

**INTRODUCTION:** The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the American Society of Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

**SCOPE:** This inspection complies and reflects with the provision of Act 225, Section 441, known as the IL Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by FSI Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related

Function and Safety Home Inspections

problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property: MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed. IMPROVEMENT AND REPAIR RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly. CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

ILLINOIS HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), www.nachi.org. Member #97010101. Certified Master Inspector © I will conduct a home inspection of the previously mentioned property in accordance with the ASHI Code of Ethics and Standards of Practice and the Home Inspection Agreement. I am in compliance with the Illinois Home Inspection Law. I carry all the state-required insurance.

Jeff Moore Owner Function and Safety Home Inspectors LLC

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.

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative. FSI Inspections

|   |  |   |
|---|--|---|
| Type of building::<br>Single Family (2-story) | Approximate Square Footage::<br>2700     | Approximate Year of Original Construction::<br>1976 |
| Inspection started at::<br>8am                | Inspection ended at::<br>11:30am         | Occupancy::<br>The home was occupied                |
| Attending the Inspection::<br>Buyer           | Weather during the Inspection::<br>Clear | Significant precipitation in last 3 days::<br>Yes   |



Temperature during inspection::  
Below 32 (F) = 0 (C)

Ground/Soil surface condition:  
Snow 4-8 inches



# 1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents.

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

## Styles & Materials

**Method of inspection::**

From the ground

**The roof style was::**

Gable

**Primary roof-covering type::**

3-tab Fiberglass Asphalt Shingle

**Drainage system description::**

Gutters and downspouts installed

**Underlayment/Interlayment::**

Mostly hidden from view

## Items

### 1.0 Roof Description

**Comments:** Not Inspected

The roof was covered with snow at the time of the inspection



1.0 Item 1(Picture)

### 1.1 Asphalt Composition Shingle

**Comments:** Inspected, Repair/Replace

**Repair/Replace:**

A piece of roofing material was hanging loose at the time of the inspection. Recommend repair as needed.



1.1 Item 1(Picture)



- 1.2 Underlayment  
Comments: Not Inspected
- 1.3 Roof Flashing/Drip Edge  
Comments: Not Inspected
- 1.4 Roof Flashing/Chimney  
Comments: Not Inspected
- 1.5 Roof Flashing/Headwall&Sidewall  
Comments: Not Inspected
- 1.6 Plumbing and Combustion Vents  
Comments: Not Inspected
- 1.7 Roof Gutters  
Comments: Inspected
- 1.8 Chimney  
Comments: Not Inspected

.....  
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2. Exterior

.....  
Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided

.....  
*Styles & Materials*

|  |   |   |
|--|---|---|
| <b>Driveway Material::</b><br>Asphalt  | <b>Walkway Materials::</b><br>Concrete<br>Masonry paver | <b>Chimney Exterior Wall Covering Material::</b><br>Brick |
| <b>Chimney Construction::</b><br>Brick |   |   |

.....  
*Items*

- 2.0 Grade Drainage/Vegetation  
Comments: Inspected, Repair/Replace





## Repair/Replace:

Vegetation was overgrown and needed to be cut back. All vegetation should be a minimum of 12 inches from the house.



2.0 Item 1(Picture)

## 2.1 Driveway

Comments: Inspected

## 2.2 Walkways

Comments: Inspected

## 2.3 Steps and Platform Leading into Door

Comments: Inspected

## 2.4 Screened In Porch

Comments: Inspected, Repair/Replace

## Repair/Replace:

There were cracks in the plexiglass used in the screened in porch area. There were also missing plexiglass sections.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

## 2.5 Exterior Trim, (fascia, soffit)

Comments: Inspected, Repair/Replace

## Repair/Replace:

The fascia trim loose at the time of the inspection should be re-fastened by a qualified contractor.



2.5 Item 1(Picture)



2.6 Chimney Structure/Exterior

Comments: Not Inspected

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3. Wall Exteriors

Styles & Materials

Exterior wall-covering Material:

- Vinyl
- Brick

Items

3.0 Vinyl Siding

Comments: Inspected

3.1 Brick exterior

Comments: Inspected

3.2 Exterior of Doors and Trim

Comments: Inspected, Repair/Replace

Repair/Replace:

The exterior door trim shows signs of moisture damage. To prevent further wood rot I recommend sealing with paint



3.2 Item 1(Picture)

3.3 Exterior of Side/Garage Door and Trim

Comments: Inspected

3.4 Exterior of Back Door and Trim

Comments: Inspected

3.5 Exterior Window and Trim

Comments: Inspected

3.6 Exterior Penetrations, Dryer and Other Vents

Comments: Inspected

3.7 Exterior Penetration, Electric Meter

Comments: Inspected

3.8 Exterior Penetration, Gas Meter

Comments: Inspected

3.9 Exterior Penetration, Pipes

Comments: Inspected



3.10 Exterior Water Faucets

Comments: Inspected

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4. Cooling

We are not HVAC professionals. Feel free to hire one prior to closing. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma

Styles & Materials

|   |  |  |
|---|--|--|
| <b>Number of cooling systems (excluding window AC):</b> | <b>Cooling System Type::</b>                 | <b>Cooling Equipment Energy Source::</b> |
| One   | Split System (indoor and outdoor components) | Electricity                              |
| <b>Cooling System Manufacturer::</b>                    |  |  |
| American  |  |  |

Items

4.0 Central Air Conditioner

Comments: Not Inspected

Age: 5/18



4.0 Item 1(Picture)

4.1 Presence of installed cooling source in each room

Comments: Inspected

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# 5. Attic

- Inspection of the attic typically includes visual examination the following:
- roof structure (framing and sheathing);
  - roof structure ventilation;
  - electrical components (wiring, junction boxes, outlets, switches and lighting);
  - plumbing components (supply and vent pipes, bathroom vent terminations); and

HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

## Styles & Materials

|   |   |  |
|---|---|--|
| <b>Attic inspected from::</b><br>Inside the attic | <b>Attic thermal insulation material::</b><br>Blown-in Fiberglass | <b>Roof Framing Type::</b><br>Conventional Framing                                   |
| <b>Roof Sheathing Material::</b><br>Plywood       | <b>Approximate attic thermal insulation depth::</b><br>6-8 inches | <b>Roof structure ventilation device type::</b><br>Continuous ridge and soffit vents |

## Items

### 5.0 Attic Access

**Comments:** Inspected

### 5.1 Roof Framing (from attic)

**Comments:** Inspected

### 5.2 Roof Structure Ventilation

**Comments:** Inspected

### 5.3 Roof Sheathing

**Comments:** Inspected, Repair/Replace

#### Repair/Replace:

Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Behind the chimney roof intersection there was visible frost on the roof sheathing. The Inspector recommends that before the expiration of your Inspection Objection Deadline that this area be reviewed by a qualified roofing contractor to determine the chances for future leakage.



5.3 Item 1(Picture)

### 5.4 Insulation

**Comments:** Inspected, Repair/Replace



## Repair/Replace:

The attic floor insulation depth averaged approximately 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes. Some areas were missing insulation which should be replaced.



5.4 Item 1(Picture)

## 5.5 Attic Electrical

**Comments:** Inspected, Repair/Replace

## Repair/Replace:

There was an improper wire attachment to a junction box. The spliced wire should only be visible in the junction box, not on the outside of it. This condition is a shock/ electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



5.5 Item 1(Picture)

## 5.6 Vents

**Comments:** Inspected

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## 6(A) . Master Bedroom

### Items

### 6.0.A Lighting

**Comments:** Inspected

### 6.1.A Ceilings

**Comments:** Inspected

### 6.2.A Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

**Comments:** Inspected

### 6.3.A Walls

**Comments:** Inspected

### 6.4.A Windows and Skylights

**Comments:** Inspected, Repair/Replace

## Repair/Replace:

Missing window screens



6.4.A Item 1(Picture)



6.4.A Item 2(Picture)

### 6.5.A Closet

Comments: Inspected

### 6.6.A Switches

Comments: Inspected

### 6.7.A Conventional Electrical Receptacles (interior)

Comments: Inspected

### 6.8.A Floors

Comments: Inspected

### 6.9.A Presence of installed heat source in each room

Comments: Inspected

### 6.10.A Interior Trim

Comments: Inspected

### 6.11.A Doors

Comments: Inspected

## 6(B) . Guest Bedrooms

### Items

### 6.0.B Lighting

Comments: Inspected

### 6.1.B Ceilings

Comments: Inspected

### 6.2.B Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected, Repair/Replace



## Repair/Replace:

A ceiling fan in the downstairs office was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor. Ask if there is a remote or another way to turn on.



6.2.B Item 1(Picture)

## 6.3.B Walls

Comments: Inspected

## 6.4.B Windows and Skylights

Comments: Inspected, Repair/Replace

## Repair/Replace:

The downstairs office had a window that was cracked. Recommend repair by a qualified contractor



6.4.B Item 1(Picture)

## 6.5.B Closet

Comments: Inspected

## 6.6.B Switches

Comments: Inspected

## 6.7.B Conventional Electrical Receptacles (interior)

Comments: Inspected, Repair/Replace

## Repair/Replace:

An electrical outlet in the office had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.



6.7.B Item 1(Picture)



6.8.B Floors

Comments: Inspected

6.9.B Presence of installed heat source in each room

Comments: Inspected

6.10.B Interior Trim

Comments: Inspected

6.11.B Doors

Comments: Inspected

7(A) . Master Bathroom

Items

7.0.A Lighting

Comments: Inspected, Repair/Replace

Repair/Replace:

The trim piece on the light above the shower has rusted. Recommend replacing.



7.0.A Item 1(Picture)

7.1.A Ceilings

Comments: Inspected

Peeling Paint



7.1.A Item 1(Picture)

7.2.A Ventilation

Comments: Inspected, Repair/Replace



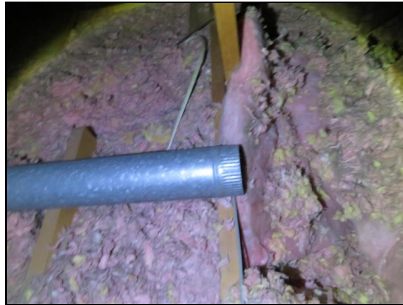


## Repair/Replace:

The exhaust vents for the all the bathrooms terminated in the attic. This condition is improper and may result in mold growth or damage to home materials. The exhaust vent should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.



7.2.A Item 1(Picture)



7.2.A Item 2(Picture)



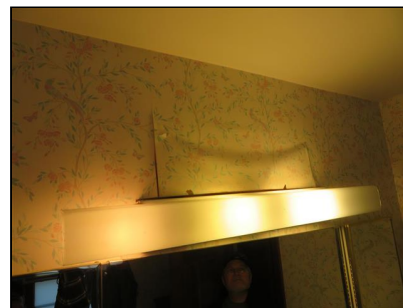
7.2.A Item 3(Picture)

## 7.3.A Walls

Comments: Inspected, Repair/Replace

## Repair/Replace:

Wall paper has come loose



7.3.A Item 1(Picture)

## 7.4.A Windows

Comments: Inspected

## 7.5.A Vanity

Comments: Inspected

## 7.6.A Mirrors

Comments: Inspected

## 7.7.A GFCI Outlet

Comments: Inspected

## 7.8.A Switches

Comments: Inspected

## 7.9.A Toilet

Comments: Inspected

## 7.10.A Shower

Comments: Inspected

## 7.11.A Closet

Comments: Inspected

## 7.12.A Interior Trim

Comments: Inspected

## 7.13.A Floors

Comments: Inspected

## 7.14.A Doors

Comments: Inspected

## 7.15.A Presence of installed heat source in each room

Comments: Inspected

# 7(B) . Guest Bathrooms

### Items

## 7.0.B Lighting

Comments: Inspected

## 7.1.B Ceilings

Comments: Inspected

## 7.2.B Ventilation

Comments: Inspected

## 7.3.B Walls

Comments: Inspected

## 7.4.B Windows

Comments: Inspected

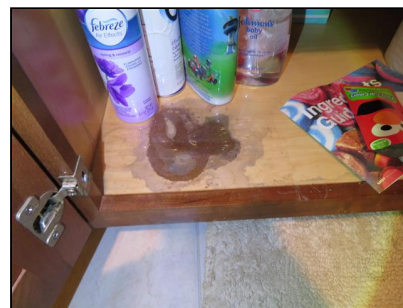
## 7.5.B Vanity

Comments: Inspected, Repair/Replace

(1) Slow drains on all the sinks

(2) **Repair/Replace:**

In the upstairs hallway bathroom, the undersink cabinet floor had moderate damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.



7.5.B Item 1(Picture)

## 7.6.B Mirrors

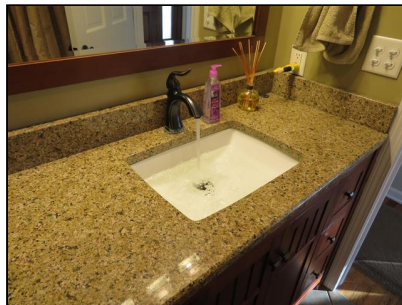
Comments: Inspected

## 7.7.B GFCI Outlet

Comments: Inspected, Repair/Replace

(1) **Repair/Replace:**

The outlet in the downstairs bathroom was loose and should be reattached by a qualified electrician.



7.7.B Item 1(Picture)

(2) **Further Evaluation:**

All of the GFCI outlets in the house are connected. This means that when one outlet trips they all trip. Then the breaker in the panel box would need to be flipped. They are even connected to the outside GFCI outlets. Evaluation by a qualified contractor is recommended.

(3) **Repair/Replace:**

The cover plate is installed incorrectly. Recommend repair by a qualified contractor.



7.7.B Item 2(Picture)

## 7.8.B Switches

Comments: Inspected

## 7.9.B Toilet

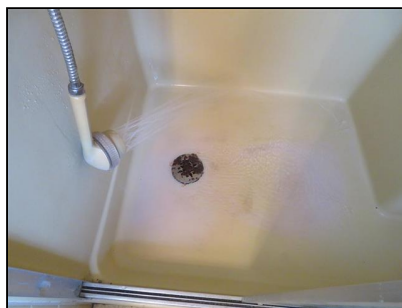
Comments: Inspected

## 7.10.B Shower

Comments: Inspected, Repair/Replace

**Repair/Replace:**

One bathroom drain tile was rusted



7.10.B Item 1(Picture)

## 7.11.B Closet

Comments: Inspected



7.12.B Interior Trim

Comments: Inspected

7.13.B Floors

Comments: Inspected, Repair/Replace

**Repair/Replace:**

The downstairs hallway bathroom had minor vinyl floor damage visible at the time of the inspection.



7.13.B Item 1(Picture)

7.14.B Doors

Comments: Inspected

7.15.B Presence of installed heat source in each room

Comments: Inspected

8. Interior

Styles & Materials

|   |  |  |
|---|--|--|
| <b>Window Material::</b><br>Vinyl                 | <b>Window Glazing::</b><br>Double-pane   | <b>Interior Doors::</b><br>Solid       |
| <b>Floor Covering Materials::</b><br>Tile<br>Wood | <b>Window Operation::</b><br>Single-hung | <b>Walls and Ceilings::</b><br>Drywall |

Items

8.0 Lighting

Comments: Inspected

8.1 Ceilings

Comments: Inspected

8.2 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected

8.3 Walls

Comments: Inspected

8.4 Windows and Skylights

Comments: Inspected, Repair/Replace

## Repair/Replace:

A window in the dining room was inoperable at the time of the inspection. The Inspector recommends service by a qualified contractor.



8.4 Item 1(Picture)

## 8.5 Closet

**Comments:** Inspected

## 8.6 Switches

**Comments:** Inspected

## 8.7 Conventional Electrical Receptacles (interior)

**Comments:** Inspected, Repair/Replace

### (1) Repair/Replace:

An electrical receptacle cover plate was missing in the dining room. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.



8.7 Item 1(Picture)

### (2) Repair/Replace:

An electrical receptacle in the main floor family room was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor. Below window.



8.7 Item 2(Picture)

## 8.8 Floors

**Comments:** Inspected



8.9 Presence of installed heat source in each room

Comments: Inspected

8.10 Interior Trim

Comments: Inspected

8.11 Doors

Comments: Inspected

9. Kitchen and Built-in Appliances

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::

Solid Wood

Countertop Material::

Granite

Range::

Gas

Range/Oven Brand::

General Electric

Range Hood::

Recirculating (removable filter)

Built-in Microwave Brand::

General Electric

Dishwasher::

Present, Inspected

Dishwasher brand::

General Electric

Dishwasher Anti-siphon method::

No anti-siphon installed

Range Hood Brand::

General Electric

Refrigerator::

Inspected

Refridgerator Brand::

General Electric

Items

9.0 Lighting

Comments: Inspected

9.1 Ceilings

Comments: Inspected

9.2 Walls

Comments: Inspected

9.3 Windows

Comments: Inspected

9.4 Receptacles and Switches

Comments: Inspected, Repair/Replace





## Repair/Replace:

Electrical receptacles in the kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.



9.4 Item 1(Picture)

## 9.5 Sink Plumbing

Comments: Inspected

## 9.6 Range

Comments: Inspected

## 9.7 Built-in Microwave

Comments: Inspected

## 9.8 Garbage Disposal

Comments: Inspected

## 9.9 Dishwasher

Comments: Inspected, Repair/Replace

## Repair/Replace:

The dishwasher did not appear to have an anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. The Inspector recommends an anti-siphon device be installed by a qualified technician.



9.9 Item 1(Picture)

## 9.10 Cabinets

Comments: Inspected



9.11 Interior Trim

Comments: Inspected

9.12 Floors

Comments: Inspected

9.13 Closet

Comments: Inspected

9.14 Doors

Comments: Inspected

9.15 Presence of installed heat source in each room

Comments: Inspected

9.16 Kitchen Appliances

Comments: Inspected

9.17 Range Hood

Comments: Inspected

.....  
This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative. FSI Inspections

10. Structure

.....  
We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability

.....  
*Styles & Materials*

|   |  |   |
|---|--|---|
| <b>Foundation Configuration::</b><br>Unfinished basement                                    | <b>Foundation Method/Materials::</b><br>Poured concrete foundation walls | <b>Main Floor Structure::</b><br>Plywood sheathing over wood joists |
| <b>Typical Ceiling Structure::</b><br>Drywall attached to dimensional lumber ceiling joists | <b>Exterior Wall Structures::</b><br>Conventional 2x4 Wood Frame         |   |

.....  
*Items*

10.0 Exterior Wall Construction

Comments: Inspected

10.1 Floor Structure

Comments: Inspected

10.2 Foundation

Comments: Inspected

.....  
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# 11. Electrical

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

## Styles & Materials

|  |  |  |
|--|--|--|
| <b>Electrical Service Conductors::</b><br>Underground service          | <b>Service Panel Ampacity::</b><br>200 amps                    | <b>Service Panel Type::</b><br>Load Center     |
| <b>Service Panel Manufacturer::</b><br>Square D                        | <b>Service Disconnect Location::</b><br>At Service Panel       | <b>Service Disconnect Type::</b><br>Breaker    |
| <b>Service Grounding Electrode::</b><br>Water pipe                     | <b>Wiring Methods::</b><br>Not Visible                         | <b>Type of Branch Wiring::</b><br>Vinyl-coated |
| <b>Ground Fault Circuit Interruptor (GFCI) Protection::</b><br>Partial | <b>Arc Fault Circuit Interruptor (AFCI) Protection::</b><br>NO |  |

## Items

### 11.0 Exterior Lighting

Comments: Inspected

### 11.1 Doorbell

Comments: Inspected

### 11.2 Service Entrance Conductors

Comments: Inspected

### 11.3 Electric Meter

Comments: Inspected

### 11.4 Service Grounding Electrode System & Service Bond

Comments: Inspected

### 11.5 Exterior Electrical Receptacles

Comments: Inspected

The GFCI outlets cannot be reset unless you go to the breaker in the basement

### 11.6 Service Panel Cabinet, Ampacity, and Cover

Comments: Inspected

### 11.7 Service Panel Manufacturer

Comments: Inspected

### 11.8 Service Disconnect

Comments: Inspected

### 11.9 Service Panel Wiring

Comments: Inspected

### 11.10 Breakers

Comments: Inspected



At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.



11.10 Item 1(Picture)

11.11 Smoke Detectors

Comments: Not Inspected

11.12 Carbon Monoxide Detectors

Comments: Not Inspected

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12. Plumbing

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Styles & Materials

|   |  |   |
|---|--|---|
| <b>Water Supply Source::</b><br>Public Water Supply     | <b>Main Water Supply Pipe::</b><br>3/4-inch      | <b>Water Distribution Pipes::</b><br>1/2-inch copper                                  |
| <b>Distribution Pipe Bonding::</b><br>Pipes were bonded | <b>Sewage System Type::</b><br>Public            | <b>Drain Waste and Vent Pipe Materials::</b><br>Acrylonitrile butadiene styrene (ABS) |
| <b>Water Heater Manufacturer:</b><br>Kenmore            | <b>Date of Manufacture:</b><br>2014              | <b>Water Heater Fuel Type:</b><br>Gas   |
| <b>Water Heater Type:</b><br>Tank (conventional)        | <b>Water Heater Tank Capacity:</b><br>70 gallons | <b>Gas Pipe Material::</b><br>Black Steel   |
| <b>Type of Gas::</b><br>Natural Gas                     | <b>Sump Pump::</b><br>Sump pump installed        |   |

Items

12.0 Water Supply and Distribution

Comments: Inspected

12.1 Sewage and DWV Systems

Comments: Inspected

12.2 Gas Water Heater

Comments: Inspected

Age: 2014



12.2 Item 1(Picture)

12.3 Sump Pump

Comments: Inspected

12.4 Main Water Shut Off

Comments: Inspected

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13. Heating

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Styles & Materials

|                                       |                        |   |
|---------------------------------------|------------------------|---|
| Heating System Type::                 | Energy Source::        | Number of Heat Systems (excluding wood):: |
| Gas-fired Furnace (medium efficiency) | Natural gas            | One                                       |
| Heating/Cooling Ducts::               | Air Filter::           | Filter Size::                             |
| Not insulated                         | Disposable             | 20x25                                     |
| Air Filter Location::                 | Heating System Brand:: |   |
| Behind sliding panel at furnace       | American Standard      |   |

Items

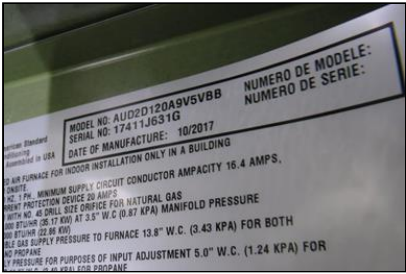
13.0 Thermostat

Comments: Inspected

13.1 Furnace

Comments: Inspected

Age: 2017



13.1 Item 1(Picture)

13.2 Fuel, Piping and Support

Comments: Inspected

13.3 Filter condition

Comments: Inspected

13.4 Fireplace

Comments: Inspected

Repair/Replace:

The exhaust flue of the wood-burning fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor.

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative. FSI Inspections

14. Laundry Room

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Styles & Materials

Dryer Power::

Gas

Dryer Vent::

Aluminum expanding vent

Dryer Gas Supply::

Natural gas

Items

14.0 Lighting

Comments: Inspected

14.1 Ceilings

Comments: Inspected

14.2 Walls

Comments: Inspected, Repair/Replace

## **Repair/Replace:**

There is a hole in the laundry room wall by the floor.



14.2 Item 1(Picture)

## **14.3 Receptacles, Switches, Connections**

**Comments:** Not Inspected

## **14.4 Cabinets**

**Comments:** Inspected

## **14.5 Washing Machine Hose**

**Comments:** Inspected, Repair/Replace

### **(1) Repair/Replace:**

Rubber hoses should be replaced with more reliable ones - pressure-tested hoses. Such as stainless-steel, braided mesh hoses.



14.5 Item 1(Picture)

### **(2) Rust on the washer**



14.5 Item 2(Picture)

## **14.6 Dryer Venting**

**Comments:** Inspected

## **14.7 Floors**

**Comments:** Inspected

14.8 Doors

Comments: Inspected

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15. Basement

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Items

15.0 Lighting

Comments: Inspected

15.1 Ceilings

Comments: Inspected

15.2 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected

15.3 Walls

Comments: Inspected

15.4 Windows and Skylights

Comments: Inspected, Repair/Replace

Repair/Replace:

Some basement windows were missing the outside cover. Recommend adding them.



15.4 Item 1(Picture)

15.5 Closet

Comments: Inspected

15.6 Switches

Comments: Inspected

15.7 Conventional Electrical Receptacles (interior)

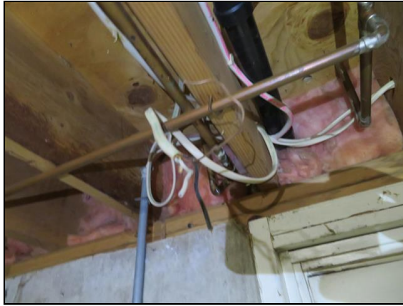
Comments: Inspected, Repair/Replace

(1) Repair/Replace:

Energized electrical splices not contained within a junction box and exposed to touch were visible at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate



installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor. Also, a hanging outlet should be attached.



15.7 Item 1(Picture)



15.7 Item 2(Picture)

### (2) **Repair/Replace:**

Electrical receptacles in the basement sink area had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.



15.7 Item 3(Picture)

## 15.8 Floors

**Comments:** Inspected

## 15.9 Presence of installed heat source in each room

**Comments:** Inspected

## 15.10 Interior Trim

**Comments:** Inspected

## 15.11 Doors

**Comments:** Inspected



15.12 Cabinets and Countertops

Comments: Inspected

15.13 Stairs

Comments: Inspected

.....  
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16. Garage

.....  
We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

.....  
*Styles & Materials*

| Garage Vehicle Door Type::        | Number of Vehicle Doors:: | Number of Automatic Openers:: |
|-----------------------------------|---------------------------|-------------------------------|
| Double                            | 1                         | 1                             |
| Vehicle Door Automatic Reverse::  |                           |                               |
| Installed and operating correctly |                           |                               |

.....  
*Items*

16.0 Lighting

Comments: Inspected

16.1 Ceiling

Comments: Inspected

16.2 Walls

Comments: Inspected, Repair/Replace

**Repair/Replace:**

The garage walls had damaged drywall. Small hole created by door handle

16.3 Garage Electrical

Comments: Inspected

16.4 Vehicle Doors

Comments: Inspected

16.5 Floors

Comments: Inspected

16.6 Conventional Doors

Comments: Inspected

16.7 Stairs/Steps to Living Space

Comments: Inspected

16.8 Fire Separation

Comments: Inspected

16.9 Attic

Comments: Not Inspected





## 16.10 Roof Framing

Comments: Not Inspected

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## 17. Summary

Conclusion.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our client. It is not transferable to other people. The report is only supplemental to a seller's discloser.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

Preclosing walk through

The walk through prior to closing is the time for the client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through. Defects of problems that were not found during the home inspection may be discovered during the walk through. Client should be thorough during the walk through.

Any defect or problem discovered during the walk through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases FSI of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through for your new house. Consider a certified home inspector to help you.

1. Check the heating and cooling system.
2. Operate all appliances
3. Run water at all fixtures and flush toilets. Look for leaks or clogs
4. Operate all exterior doors, windows, and locks
5. Test smoke and carbon monoxide detectors
6. Ask for remote controls to any garage door openers, fans, gas fireplaces, etc
7. Inspect areas that may have been restricted at the time of the inspection
8. Ask seller questions about anything that was not covered during the home inspection
9. Ask seller about prior infestation treatment and warranties that may be transferable
10. Read the disclosure

## General Summary



Function and Safety Home Inspections

[REDACTED]  
St Charles, IL 60175  
630-432-0735

Customer

Address

[REDACTED]  
St Charles Illinois 60174

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10. Read the disclosure

---

## 1. Roof

### 1.1 Asphalt Composition Shingle

Inspected, Repair/Replace

**Repair/Replace:**

A piece of roofing material was hanging loose at the time of the inspection. Recommend repair as needed.

---

## 2. Exterior

---

### 2.0 Grade Drainage/Vegetation

**Inspected, Repair/Replace**

**Repair/Replace:**

Vegetation was overgrown and needed to be cut back. All vegetation should be a minimum of 12 inches from the house.

### 2.4 Screened In Porch

**Inspected, Repair/Replace**

**Repair/Replace:**

There were cracks in the plexiglass used in the screened in porch area. There were also missing plexiglass sections.

### 2.5 Exterior Trim, (fascia, soffit)

**Inspected, Repair/Replace**

**Repair/Replace:**

The fascia trim loose at the time of the inspection should be re-fastened by a qualified contractor.

---

## 3. Wall Exteriors

---

### 3.2 Exterior of Doors and Trim

**Inspected, Repair/Replace**

**Repair/Replace:**

The exterior door trim shows signs of moisture damage. To prevent further wood rot I recommend sealing with paint

---

## 5. Attic

---

### 5.3 Roof Sheathing

**Inspected, Repair/Replace**

**Repair/Replace:**

Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Behind the chimney roof intersection there was visible frost on the roof sheathing. The Inspector recommends that before the expiration of your Inspection Objection Deadline that this area be reviewed by a qualified roofing contractor to determine the chances for future leakage.

### 5.4 Insulation

**Inspected, Repair/Replace**

## **Repair/Replace:**

The attic floor insulation depth averaged approximately 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes. Some areas were missing insulation which should be replaced.

### **5.5 Attic Electrical**

**Inspected, Repair/Replace**

## **Repair/Replace:**

There was an improper wire attachment to a junction box. The spliced wire should only be visible in the junction box, not on the outside of it. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

---

## **6(A) . Master Bedroom**

---

### **6.4.A Windows and Skylights**

**Inspected, Repair/Replace**

## **Repair/Replace:**

Missing window screens

---

## **6(B) . Guest Bedrooms**

---

### **6.2.B Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.**

**Inspected, Repair/Replace**

## **Repair/Replace:**

A ceiling fan in the downstairs office was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor. Ask if there is a remote or another way to turn on.

### **6.4.B Windows and Skylights**

**Inspected, Repair/Replace**

## **Repair/Replace:**

The downstairs office had a window that was cracked. Recommend repair by a qualified contractor

### **6.7.B Conventional Electrical Receptacles (interior)**

**Inspected, Repair/Replace**

## **Repair/Replace:**

An electrical outlet in the office had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

---

## **7(A) . Master Bathroom**

---

### **7.0.A Lighting**

**Inspected, Repair/Replace**

## **Repair/Replace:**

The trim piece on the light above the shower has rusted. Recommend replacing.

## 7.2.A Ventilation

**Inspected, Repair/Replace**

**Repair/Replace:**

The exhaust vents for the all the bathrooms terminated in the attic. This condition is improper and may result in mold growth or damage to home materials. The exhaust vent should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.

## 7.3.A Walls

**Inspected, Repair/Replace**

**Repair/Replace:**

Wall paper has come loose

---

## 7(B) . Guest Bathrooms

---

### 7.5.B Vanity

**Inspected, Repair/Replace**

(1) Slow drains on all the sinks

(2) **Repair/Replace:**

In the upstairs hallway bathroom, the undersink cabinet floor had moderate damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.

### 7.7.B GFCI Outlet

**Inspected, Repair/Replace**

(1) **Repair/Replace:**

The outlet in the downstairs bathroom was loose and should be reattached by a qualified electrician.

(2) **Further Evaluation:**

All of the GFCI outlets in the house are connected. This means that when one outlet trips they all trip. Then the breaker in the panel box would need to be flipped. They are even connected to the outside GFCI outlets. Evaluation by a qualified contractor is recommended.

(3) **Repair/Replace:**

The cover plate is installed incorrectly. Recommend repair by a qualified contractor.

### 7.10.B Shower

**Inspected, Repair/Replace**

**Repair/Replace:**

One bathroom drain tile was rusted

### 7.13.B Floors

**Inspected, Repair/Replace**

**Repair/Replace:**

The downstairs hallway bathroom had minor vinyl floor damage visible at the time of the inspection.

---

## 8. Interior

---

### 8.4 Windows and Skylights

**Inspected, Repair/Replace**

**Repair/Replace:**

A window in the dining room was inoperable at the time of the inspection. The Inspector recommends service by a qualified contractor.

### 8.7 Conventional Electrical Receptacles (interior)

**Inspected, Repair/Replace**

(1) **Repair/Replace:**

An electrical receptacle cover plate was missing in the dining room. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

(2) **Repair/Replace:**

An electrical receptacle in the main floor family room was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor. Below window.

---

## 9. Kitchen and Built-in Appliances

---

### 9.4 Receptacles and Switches

**Inspected, Repair/Replace**

**Repair/Replace:**

Electrical receptacles in the kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

### 9.9 Dishwasher

**Inspected, Repair/Replace**

**Repair/Replace:**

The dishwasher did not appear to have an anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. The Inspector recommends an anti-siphon device be installed by a qualified technician.

## 14. Laundry Room

### 14.2 Walls

**Inspected, Repair/Replace**

**Repair/Replace:**

There is a hole in the laundry room wall by the floor.

### 14.5 Washing Machine Hose

**Inspected, Repair/Replace**

(1) **Repair/Replace:**

Rubber hoses should be replaced with more reliable ones - pressure-tested hoses. Such as stainless-steel, braided mesh hoses.

(2) Rust on the washer

## 15. Basement

### 15.4 Windows and Skylights

**Inspected, Repair/Replace**

**Repair/Replace:**

Some basement windows were missing the outside cover. Recommend adding them.

### 15.7 Conventional Electrical Receptacles (interior)

**Inspected, Repair/Replace**

(1) **Repair/Replace:**

Energized electrical splices not contained within a junction box and exposed to touch were visible at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor. Also, a hanging outlet should be attached.

(2) **Repair/Replace:**

Electrical receptacles in the basement sink area had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

## 16. Garage

### 16.2 Walls

**Inspected, Repair/Replace**

**Repair/Replace:**

The garage walls had damaged drywall. Small hole created by door handle



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.

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