



## CR QUALITY HOME INSPECTIONS

815-369-4315 Home / 815-541-4315 Cell

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### RESIDENTIAL INSPECTION

1234 Main St. Lena Illinois 61048

Buyer Name

01/03/2022 9:00AM



Inspector

Craig Robieson



Inter Nachi, ASHI,

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Agent

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***CR Quality Home Inspections***

***Craig Robieson***

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***crqualityllc@gmail.com***

***815-541-4315***

# SUMMARY

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- 🟡 3.2.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- 🟡 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
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- 🔧 11.7.1 Electrical - AFCIs: Missing AFCI
- 🔧 11.9.1 Electrical - Electrical Defects: Tester show's Open ground
- 🟡 12.1.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- 🔧 12.1.2 Basement, Foundation, Crawlspace & Structure - Wall Structure: Limestone flaking mortar and finish cover.
- 🔧 14.1.1 Structural - Recommendation : Signs of a fire

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info: Occupancy**

Occupied, Furnished

**General Inspection Info: Weather Conditions**

Sunny

**General Inspection Info: Type of Building**

Single Family

**General Inspection Info: Roof Type/Style**

Gable, Hip, Combination

**General Inspection Info: Temperature (approximate)**

65 Fahrenheit (F)

**General Inspection Info: How to read the report**

Click the following link to open the video.

<https://youtu.be/LmwtH3bUjz4>

**General Inspection Info: In Attendance**

Client's Agent, Client

I prefer to have my client with me during or at the end of the inspection so that we can discuss concerns, and I can answer all questions.

**General Inspection Info: Condition summary**

The garage was not inspected , the buyer did not want the garage done . The roof appears to be newer on the home . The siding is wood and will need to be monitored yearly for deterioration and failing caulking. The wrap around porch should be monitored yearly for rotten floor boards and repaired and painted as needed. Keep all gutters and downspout working and running away from the home. The foundation walls are limestone and need to be evaluated and tuck pointed to preserve the integrity of the the stone. The wiring and electrical service has been updated and working as intended. Most all the windows appear to be painted shut and were difficult to open or wouldn't open. Use a sharp utility knife and score the paint along the blind stops to loosen the window. The garage was not inspected due to the buyers request. The boiler was shut down and not run . I would recommend having a HVAC service the system for the next heating season. There was a small fire in the basement near the electric panel and it appears to have been contained, and repaired with no structural issues. I did not see any smoke alarms or CO2 detectors in the basement . There should be alarms on each floor and near all bedrooms. Update and Properly check and maintain all smoke and CO2 alarms were required. The home has been well maintained and with any older home there is always maintenance and updates needed to preserve the integrity of the home.

**How to read the report: Click on the clink below for all the benefits of the report. Be sure to call with questions .Thank you**

Click the following link and it will explain to you the full benefits of your report.

Any questions please call Craig @ 815-541-4315

<https://you tu.be/LmwtH3bUj>

# 2: ROOF

## Information

**Roof Covering: Number of layers of roofing**

Unknown



Roof Covering: Type of Roof-Covering Described

Metal, Asphalt, Flat Roof Material

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Have the roof inspected yearly for further deterioration.

Roof Coverings: Limitations of Roof Inspection

- Roof inspection may be limited by access, condition, weather or other safety concerns.
- If the roof was inspected visually from the ground then binoculars were also used.
- Some sections of the roof may not be able to be viewed due to a lack of access, pitch, obstructions, etc.
- Roofs that are inspected via pole camera or aerial drone are limited to the views of the camera.

*This inspection is not a warranty, guarantee or insurance policy and it is not intended to predict how long the roof will last or if it will leak. Leaks can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs should be inspected annually in order to last typical life spans.*



Roof Covering: Roof Was Inspected

Drone, Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The inspection was 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

Roof Covering: Approximate age of the roof

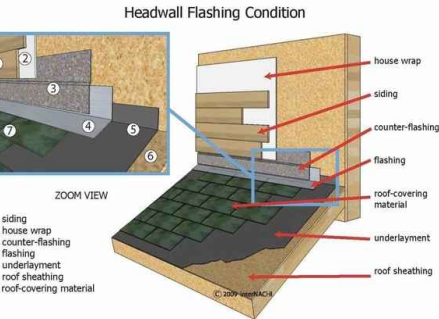
10

Monitor yearly for any deterioration or any damage that may be caused by winds, snow, ice, trees and other elements that could create damage. Keep all debris cleaned off and the gutters functioning as intended.

There is a rubber membrane on the front of the house porch roofs and a steel on the back door roof . These have different ages of which is hard to determine

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

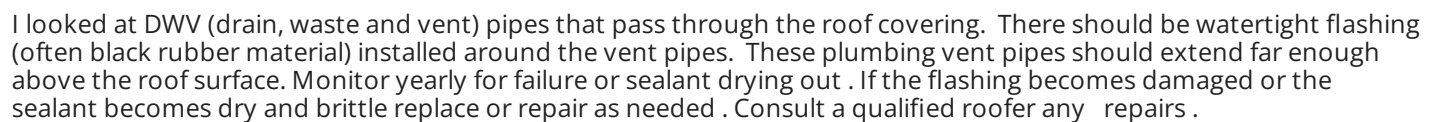
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.



Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

## Roof penetrations and flashing



Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation. Keep all gutters and down spouts clean and running away from the building.

## Roof Covering

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

### **UNABLE TO WALK UPON ROOF SURFACE**

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

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Roof Covering

### **DUE TO THE HEIGHT AND SLOPE I WAS NOT TO MAKE ACCESS**

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Flashing

### **DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

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Flashing

### **DUE TO THE SLOPE AND HEIGHT OF THE ROOF I WAS NOT ABLE TO INSPECT ALL OF IT**

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Plumbing Vent Pipes

### **UNABLE TO REACH ALL THE PIPES**

Due to the height and area of the component's I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction. Monitor pipe boot flashing yearly for deterioration.

---

Plumbing Vent Pipes

### **DUE TO THE SLOPE OF THE ROOF AND THE WINDY CONDITIONS I WAS NOT ABLE TO INSPECT ALL AREAS.**

Monitor yearly for further deterioration

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Gutters & Downspouts

### **COULDN'T REACH ALL OF THE GUTTERS**

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

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## 3: EXTERIOR

### Information

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**Eaves, Soffits & Fascia: Type of material**

Wood

**Walkways & Driveways: Driveway material**

Cement

**Walkways & Driveways: Sidewalk materials**

Concrete

**Stairs, Steps, Stoops, Stairways & Ramps: Type of material porch, deck is made of**

Wood

**Porches, Patios, Decks, Balconies & Carports: Type of material**

Wood

**Windows: Type of window**

Fixed, Double hung

**Exterior Doors: Exterior Doors Inspected**

I inspected the exterior doors.

**General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration. Monitor caulking or sealants for deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

**General: Exterior Was Inspected**

I inspected the exterior of the house for any abnormalities. Such as vegetation to close to the home , missing or damaged siding, the windows for caulking or rot Caulking of the siding and were it is need to provide protection. Exterior of the doors, walk ways drive ways and many other maintenance items.

**Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope. Some areas are not easily accessible due to the height and location without special equipment.

**Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

**Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

**GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

**Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

**Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

**Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

**Exterior Doors: Type of door**

Wood

Entry doors and garage doors inspected.

Inspectors generally don't inspect storm doors . If the storm door is damaged it is recommended to replace it if so desired or remove it and not have one . There intent is self preference to meet individual choice.

## Limitations

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General

**INSPECTION WAS RESTRICTED**

Limited access

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

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Eaves, Soffits & Fascia

**INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

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Eaves, Soffits & Fascia

**DUE TO THE HEIGHT AND SLOPE OF THE ROOF WAS NOT ABLE TO INSPECT EVERYTHING.**

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Wall-Covering, Flashing & Trim

**INSPECTION WAS RESTRICTED**

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I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.2.1 Eaves, Soffits & Fascia

 Recommendation /Needs Attention

DAMAGE OBSERVED AT EAVES

SOUTH

I observed indications that one or more areas of the eaves were damaged.  
Correction and further evaluation is recommended yearly by a qualified contractor.



South 3rd Floor



3.2.2 Eaves, Soffits & Fascia

**DAMAGE OBSERVED AT FASCIA**

3RD FLOOR NORTH

I observed indications that one or more areas of the fascia were damaged.  
Correction and further evaluation is recommended.

 Recommendation /Needs Attention



3.3.1 Wall-Covering, Flashing & Trim

**DAMAGED WALL-COVERING MATERIAL**

2ND FLOOR EAST

I observed indications of a defect at the exterior wall-covering material.  
Correction and further evaluation is recommended.

 Recommendation /Needs Attention



2nd Floor East

3.3.2 Wall-Covering, Flashing & Trim

**CRACKING - SPLITTING SIDING OR TRIM**

SOUTH

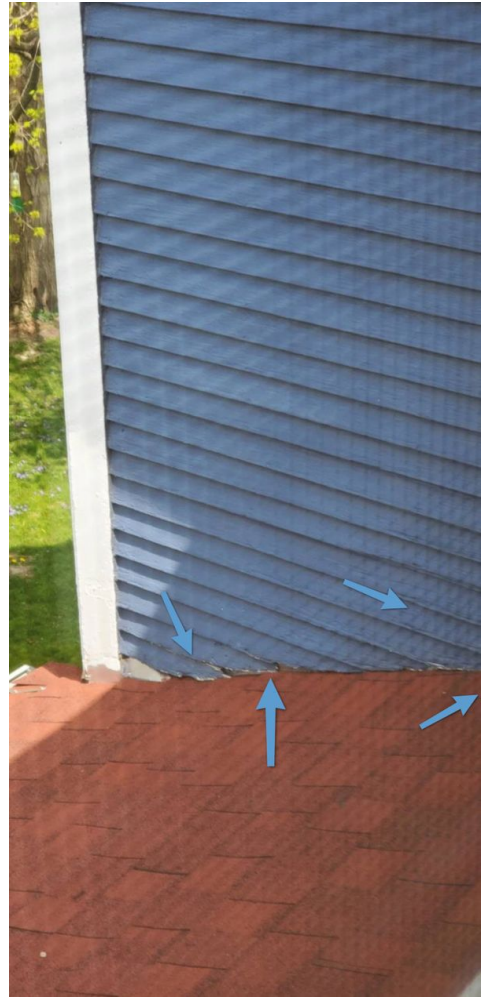
Siding showed cracking in one or more places. Recommend monitoring, repair or replace as needed .  
Consult a qualified contractor .

 Maintenance/Monitor





Front porch



North porch

### 3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

 Recommendation /Needs Attention

#### **NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.



South

3.8.1 Porches, Patios, Decks,  
Balconies & Carports



Recommendation /Needs Attention

### **DECK/PORCH - WOOD ROT**

I observed wood rot at the flooring on the deck/ porch . This condition is a structural defect.

Correction and further evaluation of the deck is recommended.



Front porch

3.8.2 Porches, Patios, Decks,  
Balconies & Carports

 Recommendation /Needs Attention

**SPONGEY PORCH FLOOR ,PREVIOUS REPAIRS**

EAST

Further evaluation by a qualified contractor





# 4: HEATING

## Information

**Heating System Information:**  
**Energy Source**  
Gas, Heat Pump



**Heating Equipment: Energy Source**  
Gas

**Distribution System:**  
**Configuration**  
Split

**Heating System Information:**  
**Heating Method**  
Hot-Water Heating System

**Heating Equipment: Brand**  
Weil McCain

**Heating Equipment: Heat Type**  
Heat Pump

**Thermostat and Normal Operating Controls: Thermostat Location**  
First floor, 2nd floor

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heating System Information: Approximate age

Basement

The only indication was a tag saying when it was tested in 2015. Further evaluation by a qualified HVAC for service and equipment evaluation.

Heating Equipment: Approximate age

5-10

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

Recommendations

4.2.1 Heating Equipment

CORROSION STARTING, MONITOR FOR FURTHER DETERIORATION

Have serviced by a qualified HVAC .

Maintenance/Monitor





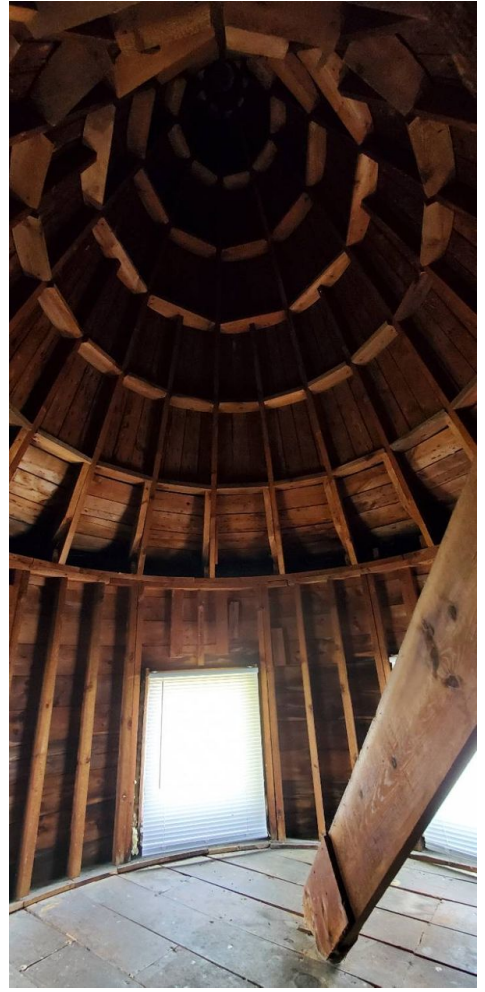
# 5: ATTIC, INSULATION & VENTILATION

## Information

<b>Insulation in Attic: Type of Insulation Observed</b>	<b>Ventilation in Attic: Type of ventilation</b>
Fiberglass	Camel back, Soffit

## Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#). A limited visual and access to all attic areas was encountered due to the structural configuration and build. Even though we strive to fully inspect all areas of the attic they're times that this is not possible .







## Structural Components & Observations in Attic: Attic was inspected from

Inside the attic

The attic is open with a good visual of the interior. Inspectors generally don't disturb the insulation and jeopardize the thermo capacity of the insulation. Not all areas are accessible for inspection due to the structural build .



## Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

## Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

## Limitations

Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

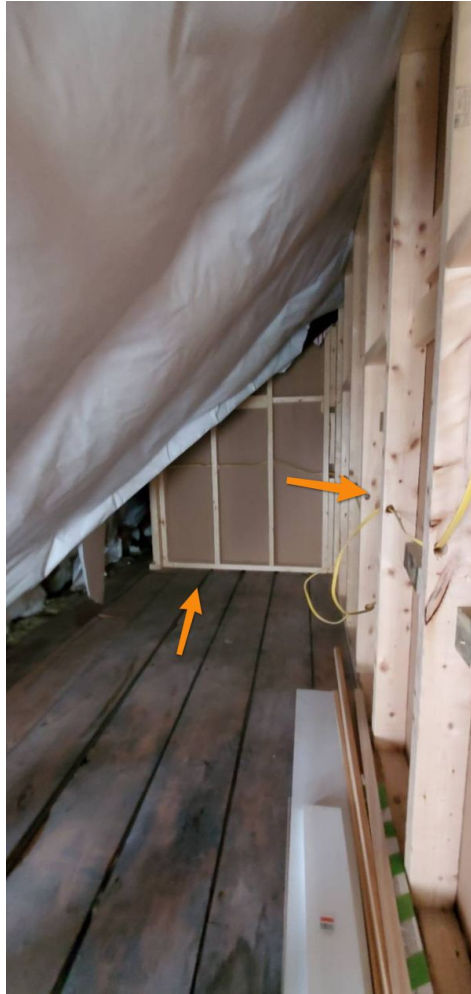
## Structural Components &amp; Observations in Attic

**ATTIC ACCESS WAS LIMITED AND RESTRICTED****Recommendations**

## 5.2.1 Insulation in Attic

**ADDITIONAL INSULATION RECOMMENDED** Recommendation /Needs Attention

I recommend air sealing and adding insulation to the areas that need more insulation.





# 6: DOORS, WINDOWS & INTERIOR

## Information

<b>Floors, Walls, Ceilings: Wall materials</b> Drywall, Tile, Plaster	<b>Floors, Walls, Ceilings: Ceiling materials</b> Plaster, Drywall	<b>Floors, Walls, Ceilings: Floor coverings</b> Laminate, Wood
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**Doors: Doors Inspected**

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

**Windows: Windows Inspected**

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

**Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles**

I inspected a representative number of switches, lighting fixtures and receptacles.

**Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

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**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



## Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.



## Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

## Limitations

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

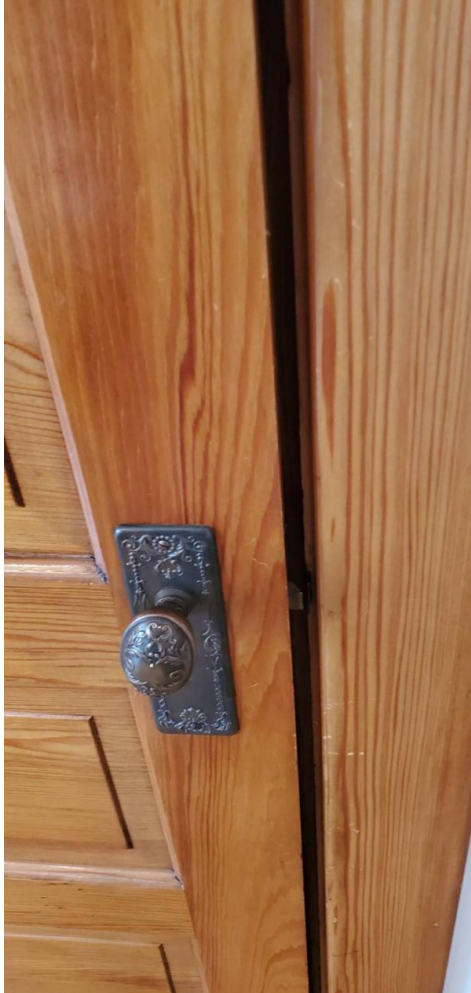
## Recommendations

### 6.1.1 Doors

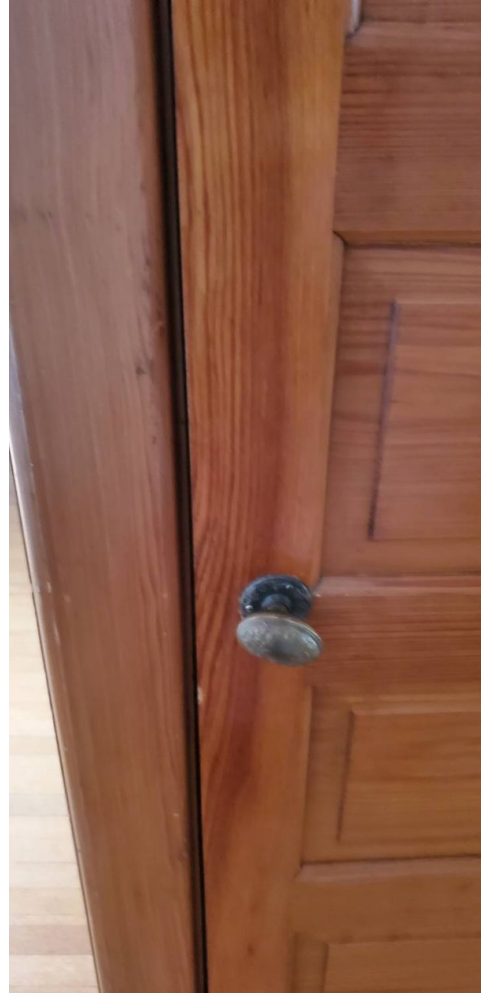
#### DOOR DOESN'T LATCH



I observed that a door does not latch and stay closed properly. Further evaluation by a qualified contractor for adjustments and repairs.

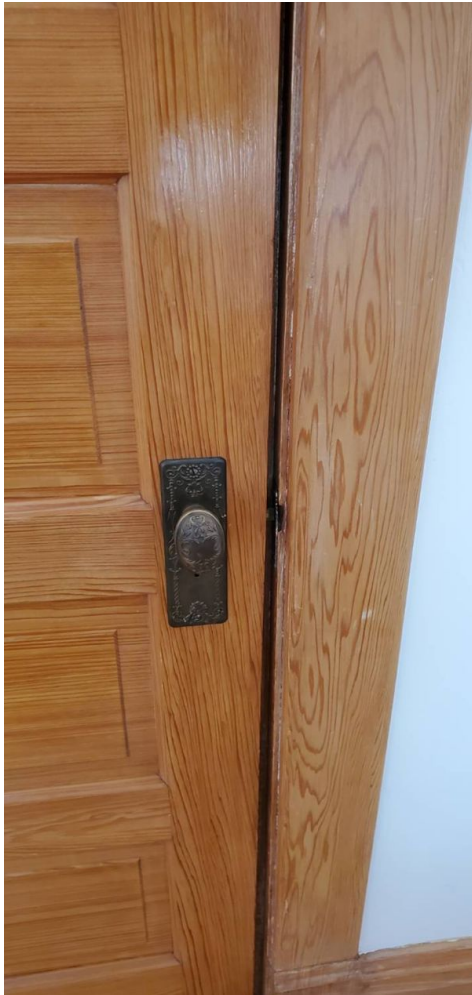


Master Bedroom



2nd Floorhall closet

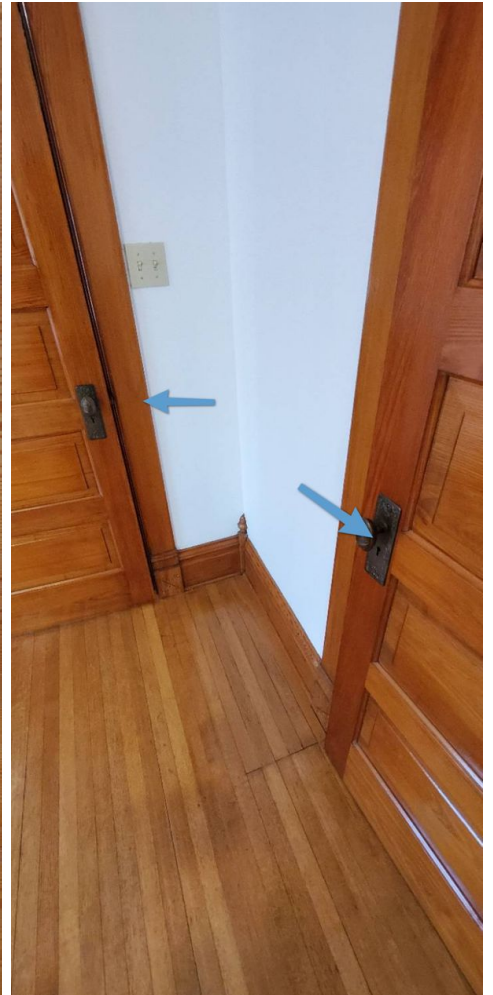




2nd Floor Bedroom



2nd Floor Bedroom closet



2nd Floor Bedroom



Laundry

## 6.2.1 Windows

**PAINT,STAIN ,SEALER IS  
DETERIORATED**

Check all windows and doors with wood surfaces. Sand ,prepare, stain or paint to match and reseal all wood to preserve the integrity of the wood .





2nd Floor Bedroom

#### 6.2.2 Windows

### **DIFFICULT TO OPEN**

**Major Material Defect/ Safety Issue**

Check all windows and doors . It may be they were painted shut and need to have the paint cut at the blind stop to loosen the bond and free the sash. Further evaluation by a qualified contractor.

If a emergency would arise escaping from a window would be difficult without breaking the glass which could cause bodily harm as well.

The windows should function without extreme effort.





Back stairs

## 6.6.1 Railings, Guards &amp; Handrails



Major Material Defect/ Safety Issue

**MISSING HANDRAIL**

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.



#### 6.7.1 Presence of Smoke and CO Detectors

### **OLD DETECTORS, NEW DETECTORS RECOMMENDED**



Major Material Defect/ Safety Issue

I observed indications of old smoke and co2 detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.



#### 6.7.2 Presence of Smoke and CO Detectors

##### **MISSING SMOKE DETECTOR**

BASEMENT

I observed indications of a missing smoke detector. Hazard. There needs to be one by every bedroom and each floor.



Major Material Defect/ Safety Issue

#### 6.7.3 Presence of Smoke and CO Detectors

##### **MISSING CO DETECTOR**

BASEMENT

I observed indications of a missing carbon monoxide detector. Hazard. There should be one near each bedroom and on every floor



Major Material Defect/ Safety Issue



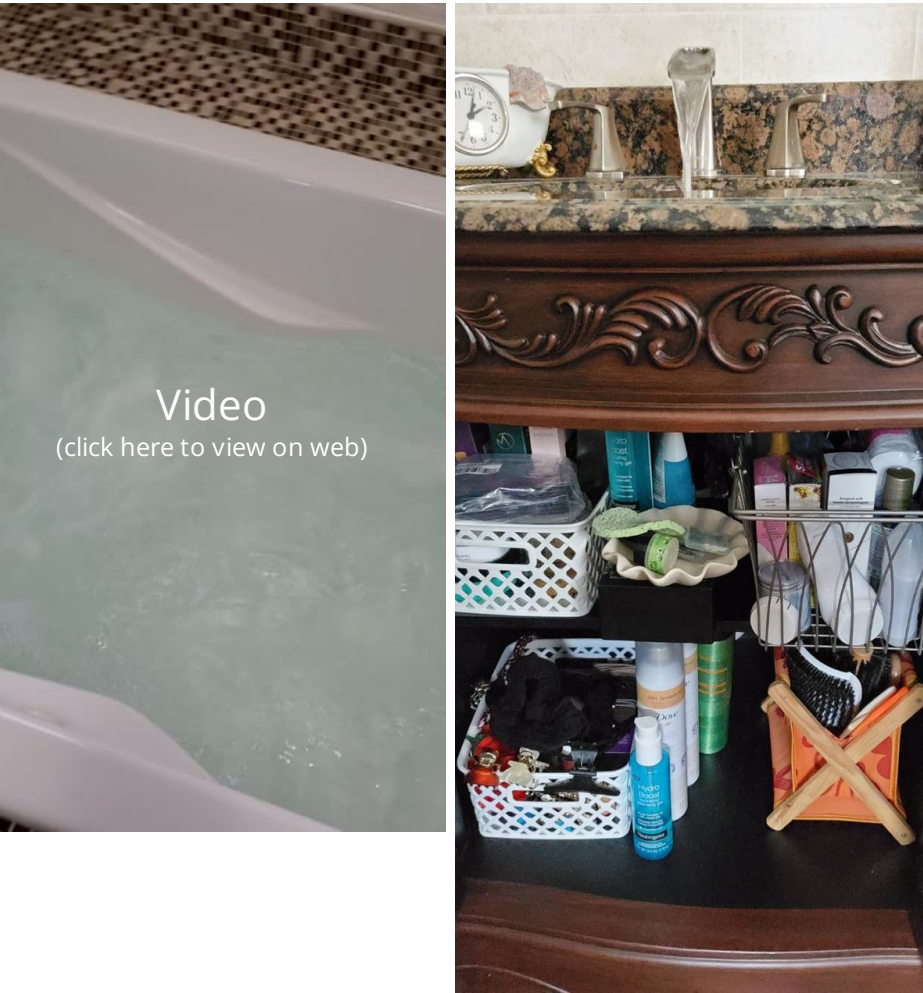
# 7: BATHROOMS

## Information

<b>Bathroom Toilets: Toilets Inspected</b> I flushed all of the toilets.	<b>Heat Source in Bathroom: Heat Source in Bathroom Was Inspected</b> I inspected the heat source in the bathroom (register/baseboard).	<b>Cabinetry, Ceiling, Walls &amp; Floor: Inspected cabinet for function and any discrepancy</b>
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### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



### Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Limitations

Bathroom Exhaust Fan / Window

**NOT SURE IF ITS EXHAUSTING OUTSIDE DUE TO LIMITED ACCESS TO ATTIC**

I was able to determine if the fan is properly exhausting outside due to limited access to attic and location of the fan

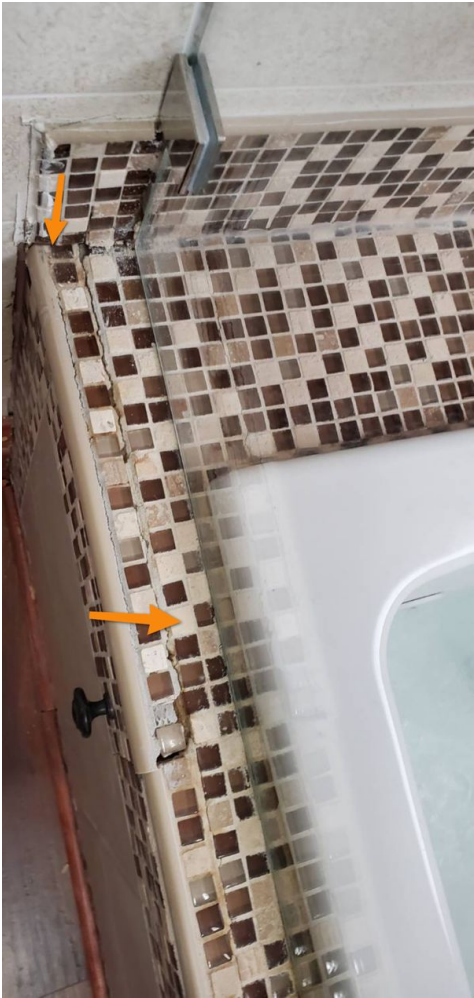
Recommendations

7.2.1 Sinks, Tubs & Showers

LOOSE TILES IN SHOWER

I observed loose tiles in the bathroom shower which indicates water damage behind the tiles.

 Recommendation /Needs Attention



7.2.2 Sinks, Tubs & Showers

CAULKING OR GROUT IS DETERIORATED

Have a qualified contractor evaluate and repair

 Maintenance/Monitor



## 8: LAUNDRY

### Information

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#### Laundry Room, Electric, and Tub: Monitor hoses and replace every 5 years

Washer machine Hoses are supposed to be replace every five years to prevent failure and a water problem if they fail. Monitor yearly for corrosion or defects .

### Limitations

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Clothes Washer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

## 9: KITCHEN

### Information

#### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



#### Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



#### Countertops & Cabinets: Counter top material

Laminate

#### Dishwasher: Brand

Whirlpool

Appliances maybe run out of courtesy and express no future longevity or operation . They can fail at any moment .

#### GFCI: GFCI Tested

I look for ground fault circuit interrupter (GFCI) protection in the kitchen. If missing it is noted .

#### Refrigerator: Brand

Whirlpool

Appliance may be run out of courtesy ,We express no warranty or longevity .They may fail at any moment .

#### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



**Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

# 10: PLUMBING

## Information

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**Main Water Shut-Off Valve:**  
**Location of Main Shut-Off Valve**  
Basement



**Hot Water Source: Inspected**  
**Venting Connections**

I inspected the venting connections.

### **Main Water Shut-Off Valve: Homeowner's Responsibility**

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

### **Water Supply : Water Supply Is Public**

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

### **Hot Water Source: Type of Hot Water Source**

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

### **Hot Water Source: Inspected Hot Water Source**

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

**Hot Water Source: Approximate age of water heater**

Basement

The water heater is old and appears to be leaking. Further evaluation by a plumber is necessary.

**Hot Water Source: Size of Water heater**

Unknown

The water heater was wrapped with a thermo blanket and i was not able to visually see the data tag.

**Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes**

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

**Drain, Waste, & Vent Systems: Drain material**

Pvc, Galvanized, Cast iron, Abs

Not all piping was visible for inspection due to finished walls and ceilings.

**Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes**

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

**Water Supply & Distribution Systems: Water line material**

Galvanized, Copper

Not all piping was visible for inspection due to finished ceilings and walls .

## Limitations

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Hot Water Source

**INSPECTION RESTRICTION**

The inspection of the system was restricted. I was unable to completely inspect the system.



Drain, Waste, & Vent Systems

**NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

**NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

**Recommendations**

10.1.1 Main Water Shut-Off Valve

Recommendation /Needs Attention

**ACTIVE WATER LEAK AT VALVE**

I observed an active water leak at the main water shut-off valve.



## 10.3.1 Hot Water Source

 Recommendation /Needs Attention**WATER LEAK**

I observed an active water leak at the hot water source.





## 10.3.2 Hot Water Source

**CORROSION**

I observed corrosion at the hot water source.



Recommendation /Needs Attention

## 10.3.3 Hot Water Source

**OLD SYSTEM**

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



Maintenance/Monitor

# 11: ELECTRICAL

## Information

**Electric Meter & Base: Inspected the Electric Meter & Base**

I inspected the electrical electric meter and base.

**Electric Meter & Base: Typr of service**

Underground

**Service-Entrance Conductors: Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.



**Main Service Disconnect: Type of electrical panel**

Breaker

**Panelboards & Breakers: Fuse panel**

Breakers

**Main Service Disconnect: Homeowner's Responsibility**

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

**Main Service Disconnect: Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

**Main Service Disconnect: Main Disconnect Rating, If Labeled**

100, 200

I observed indications of the main service disconnect's amperage rating. It was labeled.

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex), Not able to see .Behind finished walls ceilings

I evaluated the exposed wiring that i could see at the time of the inspection. Much of the wiring is hidden behind finished ceilings, walls and buried under insulation.

**Panelboards & Breakers: Inspected Main Panelboard & Breakers**

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

## Panelboards & Breakers: Inspected Subpanel & Breakers

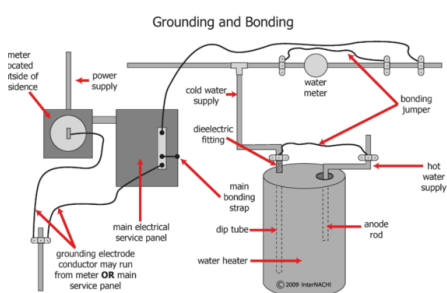
I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).



Sub panel laundry room 2nd Floor

## Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding. Not all of the electrical system is exposed to fully inspect therefore was very limited inspection



## AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

## GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

## Limitations

Service-Entrance Conductors

UNDERGROUND SERVICE UNABLE TO INSPECT

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

11.7.1 AFCIs

MISSING AFCI

Maintenance/Monitor

I observed indications that an AFCI is missing in an area that is required to keep the house safe. Due to the age of the home these were not required at the time of the building of the structure. Further evaluation by a qualified electrician is recommended.

When updating any future systems upgrade to proper equipment to the current standards.

11.9.1 Electrical Defects

TESTER SHOW'S OPEN GROUND

3RD FLOOR

Maintenance/Monitor



Have a qualified electrician further evaluate. This is very common for homes that are built pre 1974. Doesn't mean it's unsafe. The wiring used when this home was built was a two wire system compared to today's wiring of three wires. It function's as intended.

When updating the home it is recommend to upgrading the wiring system to the current standards



3rd Floor

# 12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information


<b>Wall Structure: Basement wall materials</b> Limestone	<b>Wall Structure: Support post</b> Brick	<b>Sump Pump: Location</b> Unknown  Was not able to locate a sump pump or the basket for one.
<b>Fuel lines: Fuel lines</b>	<b>Fuel lines: Fuel line material</b> Black pipe	

## Limitations

Wall Structure  
**LIMITED VISIBILITY OUTSIDE**

## Recommendations

12.1.1 Wall Structure



Recommendation /Needs Attention

**EVIDENCE OF WATER INTRUSION**

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy. Be sure all gutters down spouts are clear and run away from the home. All surface grading allows for water run off away from the home

There was no moisture the day of the inspection. This could of been a past problem and has been resolved. I would monitor for further evidence of moisture than consult a qualified contractor for a solution of the problem if it continues.



12.1.2 Wall Structure

**LIMESTONE FLAKING MORTAR AND FINISH COVER.**

Consult a professional stone mason for repairs

Maintenance/Monitor



## 13: DETACHED GARAGE

### Information

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**Garage inspection was not done. Buyer did not chose to have the oversized garage and its mechanics inspected. : Homeowner's Responsibility**

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

**Garage inspection was not done. Buyer did not chose to have the oversized garage and its mechanics inspected. : The garage was not inspected . The buyer did not want the garage inspected**

The buyer did not want the garage inspected . This was a over sized garage with mechanicals . I assume no responsibility for any or all of the garage structure and its mechanics. Further evaluation shall be done by the appropriate qualified tradesman .



# 14: STRUCTURAL

## Information

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### **Recommendation : Framing limited visual**

Basement box sill

Seal all air gaps and insulate

### **Wall and joist framing**

Wood

The framing such as walls ,ceiling joists and floor joist were a limited visual due to finished component's.

## Limitations

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General

### **RESTRICTED VISUAL FOR INSPECTION**

Due to finished walls and ceilings I was not able to inspect of the structure

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Recommendation

### **DUE TO THE FINISHED CEILINGS AND WALLS THE STRUCTURAL FRAMING WAS NOT INSPECTED**

## Recommendations

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14.1.1 Recommendation

### **SIGNS OF A FIRE**

There was a small fire in the basement .Appears to have been repaired and is in a sound state



Maintenance/Monitor



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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

### III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

### I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### II. The inspector shall describe:

1. the type of exterior wall-covering materials.

### III. The inspector shall report as in need of correction:

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1. any improper spacing between intermediate balusters, spindles and rails.

**Heating****I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

**III. The inspector shall report as in need of correction:**

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

**Attic, Insulation & Ventilation****The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Doors, Windows & Interior****The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

**Bathrooms****The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Laundry****The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

## **Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

### **The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.

## **Plumbing**

### **I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

### **II. The inspector shall describe:**

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

### **III. The inspector shall report as in need of correction:**

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## **Electrical**

### **I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

### **II. The inspector shall describe:**



1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

**III. The inspector shall report as in need of correction:**

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

**Basement, Foundation, Crawlpace & Structure****I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlpace; and  
structural components.

**II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

**III. The inspector shall report as in need of correction:**

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**Detached Garage****The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.