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Printed Sunday, December 13, 2009

Inspected By:

**Michelle Teague**

Client Information: Record Number 20091103b

**Home, Buyer**

**City Lane**

**Chicago, IL**

Inspected 11/3/09 1:00 PM

# Inspection Summary

All About Homes, LLC  
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Record 20091103b - Home, Buyer City Lane, Chicago, IL

## Safety Concern

### EXTERIOR & ENVIRONMENTAL

#### Outside Outlets

GFCI outlets trip faster than regular circuit breakers. Therefore they provide added shock protection around water. These outlets are GFCI protected but the outlets are not tripping/resetting properly. Please replace these outlets. 1 on the exterior of the garage, 1 at the top of the back deck stairs

### GARAGE

#### Garage Electrical System

Add all junction box covers in the garage.

#### Garage Door Lift Controls

The pressure safety reverse is not functioning at this time (the door did not reverse when pressure was applied as it was closing). Please repair.

### ELECTRIC

#### Overhead Clearance

The main electrical wires are within reach from the garage roof deck. Please construct a barrier/trellis like the neighboring homes have.

#### Main Panel Amperage

The main wires from the pole appear to be 200-amp wires. The wiring in the panel is for a 400-amp service. Please consult with ComEd to determine if the exterior wiring needs to be upgraded.

#### Bonding

The sub-panel is bonded. Typically sub-panels should not be bonded. Please consult with a qualified electrician to determine if the bonding strap should be removed.

### KITCHEN

#### Kitchen Outlets

The outlet under the operable kitchen window needs to have the GFI replaced - it does not trip.

## Significant Concern

### BASEMENT

#### Moisture fresh

The perimeter walls were spot checked with a moisture meter in the basement. Four areas were found with high moisture concentrations. We recommend that all drywall and insulation be removed in these areas and replaced once the source of the moisture is located. All electrical outlets/facilities in these areas should also be checked for corrosion/moisture damage.

- The SE corner of the basement is visible water damaged. The drywall is wet starting at the base of the windows and then down to the foundation. The wall studs and insulation are visibly wet in the water meter access panel. There are also drip marks on the metal window frame above the wet drywall. We cannot determine if the water is coming from the somewhere above the base of the window or from the base of the window. Further evaluation is needed. Photos 1-2
- The area under the SW basement window (photo 3) was also wet. It appears the window is leaking.
- The area at the base of the stairs is wet (photo 4). There is a downspout going into a ground drain on the opposite side of this wall. It is possible that there is a leak in the drain. Please evaluate further.
- The area under the electrical panel and next to the sump pump is wet (photo 5). Also, when we took the cover off the electrical panel there was a mildew odor coming from behind the wall. We could not access the area under the back deck to determine if there are any foundation issues that could be causing the moisture in this area. Further evaluation is needed.

## Service/Repair

### GROUNDS

#### Steps

Please fill in all the gaps in the mortar along the east side of the front steps.

### EXTERIOR & ENVIRONMENTAL

#### Masonry Walls

Consult with a qualified mason to address the following issues:

- The lintels need another coat of paint to prevent them from rusting. Scrape and remove existing rust, then re-paint.
- Efflorescence (white mineral deposit that occurs when masonry products and water mix) is noted throughout the brick walls and columns. In a new construction building we cannot determine if this is because too much water is getting into the masonry due to construction problems or if it is because the bricks were wet on the construction site and are now drying out. We recommend a light acid wash to remove the existing efflorescence. Then monitor the building for development of new efflorescence. Photo shows example.
- Repair the broken masonry around the SW corner water spigot head.
- Remove the spray paint on the bricks in the NE corner of the home on the east wall.

#### Entry Doors

Replace the dented trim piece on the south side of the front door (inside).

#### Patio/Deck/Porch/Balcony Doors

Please replace the handle and the deadbolt on the back basement door.  
Secure the loose handle on the master balcony door.

The roof deck door (south) is leaking at the base. The area was tested with a moisture meter and was wet at the time of the inspection. Please check door flashings/installation and repair as necessary to stop all leaking. See photo

#### Caulking

Please add caulking where the electrical lines leave the main home to go to the garage and around the opening for the back deck drain.

## Service/Repair

### ROOF

#### Condition

Please consult with a qualified roofer to address the following issues:

- Re-seal all gaps in the seams on the roof (photos show examples). During the freeze/thaw cycle, water will get trapped in these gaps and will eventually cause leaking in these areas. Photos 2/3
- Water is ponding in front of the scupper on the back roof deck. Re-pitch this area so that water drains completely into the scupper. Photo 1
- Recommend rolling the roofing material into all scuppers and around the edges of the drain area as opposed to terminating the material at the edge of the scuppers.
- There is a significant amount of ponding water on the top section of the roof (photos 4/5). Re-pitch this roof so that water drains completely into the drain.

### GARAGE

#### Garage Interior Walls

There is a water stain in the upper SW corner of the garage. It appears that water is leaking from the roof but this area is covered by decking. Recommend further evaluation and repair.

There is evidence of water throughout the south and north garage interior walls. We cannot determine if this is from exterior leaking or because the blocks are drying out. Please clean walls with an acid wash and monitor.

#### Garage Service Doors

Finish installation of alley exit door.

### PLUMBING

#### PLUMBING

Pressure pumps are not tested as part of a normal home inspection. This pressure pump was off during the inspection. Please turn on and verify proper operation.

#### Supply Pipe Condition

The water supply pipes are not adequately supported in the mechanical room. Supports (of a similar metal) should be added so that all supply piping is fully supported. Consult with a licensed plumber to add the necessary supports.

### W. HEATER

#### WATER HEATER

Please extend the drip pan drain lines for the water heater and pressure pump into the laundry room floor drain.

### FURNACE

#### FURNACE

Please pipe drip pans into the floor drains for the furnaces.

#### System 1 Flue Piping

Please add screens over the exterior PVC flues for the high efficiency furnaces/water heaters. These screens will prevent critters and debris from entering the mechanical equipment.

#### System 1 Humidifier

The humidifier is leaking. Please have repaired by a licensed HVAC contractor. Basement

#### System 1 Operation

Please clean all construction debris from the interior of both HVAC systems.

### BOILER

#### BOILER

Please extend the drip pan drain for the radiant water heater into the floor drain.

We turned the radiant system on during the inspection and the water heater fired but the pump never turned on. Please check pump and make sure system is functioning properly.

## Service/Repair

### FIREPLACE

#### FIREPLACE

The basement fireplace is a ventless fireplace. Please have a qualified chimney sweep install a ventless log set.

#### Fireplace 1 type

The trim piece for the living room fireplace gas key is not properly installed. Please install so trim is flush with wall.

#### Fireplace 2 type

Replace the missing brick in the top right corner of the bedroom fireplace.  
Fill the hole in the mortar to the left of the firebox.

### LAUNDRY

#### LAUNDRY

Please install washer/dryer per buyer's request.  
Install washer on 2nd floor in a drip pan.

#### Laundry Doors

Adjust the laundry doors in the basement so they are aligned properly.

### KITCHEN

#### Kitchen Cabinets

Please replace all striped cabinets with dark wood doors per buyer's request.  
Touch up scratches.  
Adjust all door and drawer faces so they are even and level.

#### Dishwasher

Please install the kickplate so it does not interfere with the door as it opens.

#### Exhaust Fan

The hood moves when you turn it on. Please brace so it is stabilized

### HALF BATH

#### Half Bath Sink Faucets

The faucet hits the edge of the sink on the hot setting. Adjust.

#### Drainage

The drainage is slow in the bathroom sink. Please determine why and correct.

### FULL BATH

#### Bath Fixtures

Some burned out light bulbs were noted, so some switches/fixtures could not be tested. All but one were out in the master vanity light.

#### Toilet Bowl and Tank

Please caulk around the base of the basement toilet.

#### Bathtub Faucets

The temperature control dial in the guest bath is not installed properly. Adjust.

#### Whirlpool tub

The whirlpool light is not working.

#### Steam Shower

Steam shower not operating. finish install.

## Service/Repair

### INTERIOR

#### INTERIOR ROOMS

Please touch up and repair all drywall and trim as necessary.  
Professionally clean home.  
Finish masonry at the top of the glass block wall on the 2nd floor. See photo

#### Closets

Please adjust all closet doors so they open/close properly.

### SMOKE/CO DETECT

#### CO Detectors

Secure the loose CO detector in the basement utility room.

# Inspection Report Details

Record 20091103b - Home, Buyer City Lane, Chicago, IL

## GENERAL COMMENTS

### **Sat/Minor Repairs** Important Note - Inspection Summary and Report

The summary page of this report is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Pre-Inspection Agreement and the Overview to a Home Inspection, must be carefully read to fully assess the findings of the inspection. The summary page is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by an attorney or real estate agent.

We highly recommend that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated and repaired by a licensed/qualified contractor PRIOR TO THE CLOSE OF ATTORNEY REVIEW. Further evaluation PRIOR to the close of attorney review is recommended so a licensed professional can further evaluate our concerns and inspect the remainder of the components/systems for ADDITIONAL concerns that may be outside our area of expertise or the scope of a home inspection. Please call our office for any clarifications or further questions.

Additionally, please excuse any typos that may be found in this report. In the interest of everyone's time during the inspection we are unable to correct all typographical errors during the inspection.



### **Sat/Minor Repairs** Inspection Versus Warranty - An Inspection Is Not A Warranty

A home inspection is just what the name indicates, an inspection of a home. The purpose of the inspection is to determine the condition of the various systems and structures of the home at the time of the inspection. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will identify every minute defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home at the time of the inspection. This opinion is arrived at by the best technical methods available in the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer or home owner that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that All About Homes has provided is an inspection. We make no warranty of this property. If you would like warranty coverage, consult with your real estate agent or directly with a home warranty company.

### **Sat/Minor Repairs** Report Definitions - Category Definitions

Satisfactory/Minor Repairs - indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration. Minor repairs may be necessary. Safety Concerns - denote a condition that is unsafe and in need of prompt attention. Major Concern - indicates a problem that will likely exceed \$2000 to address. Deferred Maintenance - indicates a significant component or system that may require repair or replacement anytime within the next five years. Service/Repair - indicates the component will need repair or replacement in order to function properly. Please note that this report is not considered complete without a copy of the Pre-Inspection Agreement and a copy of the Introduction to a Home Inspection.

## GENERAL COMMENTS

### **Sat/Minor Repairs** General Comments - Comment

Please provide all appliance warranties to buyer.  
Please provide all warranties for mechanical equipment such as the furnace, air conditioner and water heater.  
Please provide roof warranty to buyer.  
Please provide window warranty information to buyer.

### **Sat/Minor Repairs** Inspection Price - \$600

## GROUNDS

### **Sat/Minor Repairs** Current Conditions - Dry

### **Sat/Minor Repairs** Home Entrance Faces - South

### **Sat/Minor Repairs** Occupancy - Vacant

### **Sat/Minor Repairs** Walks - Concrete

### **Service/Repair** Steps - Concrete, Brick

Please fill in all the gaps in the mortar along the east side of the front steps.

### **Sat/Minor Repairs** Decks - Wood, Metal

### **Sat/Minor Repairs** Balcony - Metal

### **Sat/Minor Repairs** Hand Rail - Metal

### **Sat/Minor Repairs** Fencing - Metal

### **Sat/Minor Repairs** Landscaping - Satisfactory

## EXTERIOR & ENVIRONMENTAL

### **Sat/Minor Repairs** ENVIRONMENTAL - Exclusions

A home inspection does not include any evaluation of environmental concerns or substances. This may include molds, pests, termites, oil tanks, asbestos and lead paint. If any possible environmental substances are identified during the course of a visual home inspection, further evaluation by a qualified environmental specialist may be recommended as a courtesy only. We can make no formal assessment as to the presence or absence of environmental substances. Please see the Pre-inspection Agreement for additional exclusions from the scope of the home inspection.

### **Sat/Minor Repairs** Type of Home - Masonry, Single Family

### **Sat/Minor Repairs** Approximate age of home - New Construction

## EXTERIOR & ENVIRONMENTAL

### Sat/Minor Repairs Exposed Foundation - Poured Concrete

### Sat/Minor Repairs Siding - Fiberboard

### Service/Repair Masonry Walls - Brk Veneer

Consult with a qualified mason to address the following issues:

- The lintels need another coat of paint to prevent them from rusting. Scrape and remove existing rust, then re-paint.
- Efflorescence (white mineral deposit that occurs when masonry products and water mix) is noted throughout the brick walls and columns. In a new construction building we cannot determine if this is because too much water is getting into the masonry due to construction problems or if it is because the bricks were wet on the construction site and are now drying out. We recommend a light acid wash to remove the existing efflorescence. Then monitor the building for development of new efflorescence. Photo shows example.
- Repair the broken masonry around the SW corner water spigot head.
- Remove the spray paint on the bricks in the NE corner of the home on the east wall.



### Sat/Minor Repairs Trim Work - Metal

### Sat/Minor Repairs Exterior fixtures - Satisfactory

### Safety Concern Outside Outlets - GFCI outlets not tripping/resetting properly

GFCI outlets trip faster than regular circuit breakers. Therefore they provide added shock protection around water. These outlets are GFCI protected but the outlets are not tripping/resetting properly. Please replace these outlets. 1 on the exterior of the garage, 1 at the top of the back deck stairs

### Service/Repair Entry Doors - Metal

Replace the dented trim piece on the south side of the front door (inside).

## EXTERIOR & ENVIRONMENTAL

### **Service/Repair**    **Patio/Deck/Porch/Balcony Doors - Metal**

Please replace the handle and the deadbolt on the back basement door.  
Secure the loose handle on the master balcony door.

The roof deck door (south) is leaking at the base. The area was tested with a moisture meter and was wet at the time of the inspection. Please check door flashings/installation and repair as necessary to stop all leaking. See photo



### **Sat/Minor Repairs**    **Window Frame Material - Metal**

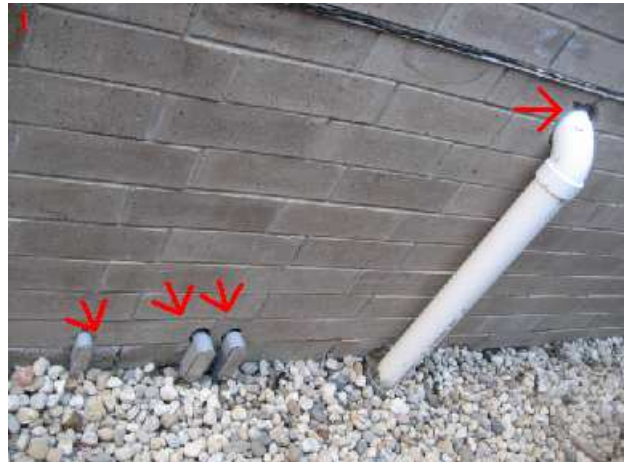
### **Sat/Minor Repairs**    **Window Type - Fixed, Awning**

### **Sat/Minor Repairs**    **Windows Storm\Screen - Screens**

### **Sat/Minor Repairs**    **Glass - Insulated**

### **Service/Repair**    **Caulking - Other**

Please add caulking where the electrical lines leave the main home to go to the garage and around the opening for the back deck drain.



### **Sat/Minor Repairs**    **Water spigots - Anti-siphon protection, Turn off in winter**

Recommend turning the interior shut-off handle off in the winter time and opening the exterior water spigot handle. This will drain the pipe and prevent freezing.

### **Sat/Minor Repairs**    **Dryer exhaust - Satisfactory**

### **Sat/Minor Repairs**    **Gas Meter Shutoff Location - South**

## GUTTERS

**Sat/Minor Repairs** Inspected From - Roof

**Sat/Minor Repairs** Gutters - Scupper system

**Sat/Minor Repairs** Downspouts - Galvanized

## ROOF

**Sat/Minor Repairs** How Inspected - Walk on Roof

**Sat/Minor Repairs** Roof Access Restricted - Covered by decking material

Some of the roofing material was not visible due to the presence of a roof deck. Therefore a full evaluation of the roof could not be made. When the roof needs repair, the decking will have to be removed. The garage roof was not visible because of the deck. The south section of the main roof was not visible because of the deck.

**Sat/Minor Repairs** Roof Style - Flat

**Sat/Minor Repairs** Roof Covering - Membrane/modified bitumen

A modified bitumen roof has a life expectancy of approximately 15 years.

## ROOF

### Service/Repair Condition - Repair seams

Please consult with a qualified roofer to address the following issues:

- Re-seal all gaps in the seams on the roof (photos show examples). During the freeze/thaw cycle, water will get trapped in these gaps and will eventually cause leaking in these areas. Photos 2/3
- Water is ponding in front of the scupper on the back roof deck. Re-pitch this area so that water drains completely into the scupper. Photo 1
- Recommend rolling the roofing material into all scuppers and around the edges of the drain area as opposed to terminating the material at the edge of the scuppers.
- There is a significant amount of ponding water on the top section of the roof (photos 4/5). Re-pitch this roof so that water drains completely into the drain.



### Sat/Minor Repairs Approx. Age - 1 thru 5

All roofing ages are estimates. We recommend requesting the age and maintenance history of the roof from the seller.

### Sat/Minor Repairs Number of Layers - 1

### Sat/Minor Repairs Flashing - Membrane/heat seal, Aluminum/galvanized

## ROOF

**Sat/Minor Repairs** Plumbing Vents - PVC

**Sat/Minor Repairs** Parapet Walls - Satisfactory

## CHIMNEY

**Sat/Minor Repairs** Chimney Inspected From - Roof

**Sat/Minor Repairs** Access Restricted - Cap Installed

We could not view the interior of the chimney because there is a chimney cap installed. Caps are not removed as part of a normal home inspection.

**Sat/Minor Repairs** Chimney Tops/Caps - Metal

**Sat/Minor Repairs** Chimney Chase Crowns - Metal

**Sat/Minor Repairs** Chimney 1 Location/Purpose - North, Fireplace

**Sat/Minor Repairs** Chimney 1 Chase - Brick

**Sat/Minor Repairs** Chimney 1 Flue Lining - Unable to evaluate liner, Metal

Reference to chimney liners in this section refers only to the part of the liner that is visible above the chimney chase. We are not able to determine the presence or condition of a full chimney liner in a normal home inspection. We always suggest consulting with a qualified chimney professional who can perform a more invasive inspection to determine the presence or condition of any chimney liner.

**Sat/Minor Repairs** Chimney 1 Height - Satisfactory

**Sat/Minor Repairs** Chimney 2 Location/Purpose - South, Fireplace

**Sat/Minor Repairs** Chimney 2 Chase - Brick

**Sat/Minor Repairs** Chimney 2 Flue Lining - Unable to evaluate liner, Metal

Reference to chimney liners in this section refers only to the part of the liner that is visible above the chimney chase. We are not able to determine the presence or condition of a full chimney liner in a normal home inspection. We always suggest consulting with a qualified chimney professional who can perform a more invasive inspection to determine the presence or condition of any chimney liner.

**Sat/Minor Repairs** Chimney 2 Height - Satisfactory

## COOLING

**Sat/Minor Repairs** COOLING SYSTEM - Not evaluated/tested due to outside temp.

The outside temperature must be at least 60 degrees for 72 hours in order to operate the A/C system. Additionally the system should already have been operated at least once by the owner during the cooling season. Covered or switched-off systems will not be operated during the inspection.

## COOLING

**Sat/Minor Repairs** System 1 Brand - American Standard

**Sat/Minor Repairs** System 1 Manufacture Date - Approximate Date

Manufacture Date: 2009

**Sat/Minor Repairs** System 1 Approx. Age - New

**Sat/Minor Repairs** System 1 Size/Tonage - Tonage

Sizing of an A/C unit based on the home's square footage is not part of a normal home inspection.  
3 Tons

**Sat/Minor Repairs** System 1 Condition - Satisfactory

**Sat/Minor Repairs** System 1 Electrical - Ext. Disconnect

**Sat/Minor Repairs** System 1 Max Fuse Size - 30 amps

**Sat/Minor Repairs** System 2 Brand - American Standard

**Sat/Minor Repairs** System 2 Manufacture Date - Approximate Date

Manufacture Date: 2009

**Sat/Minor Repairs** System 2 Approx. Age - New

**Sat/Minor Repairs** System 2 Size/Tonage - Tonage

Sizing of an A/C unit based on the home's square footage is not part of a normal home inspection.  
3 Tons

**Sat/Minor Repairs** System 2 Condition - Satisfactory

**Sat/Minor Repairs** System 2 Electrical - Ext. Disconnect

**Sat/Minor Repairs** System 2 Max Fuse Size - 30 amps

## GARAGE

**Sat/Minor Repairs** Garage Type - Detached

**Sat/Minor Repairs** Garage Masonry Walls - Brk Veneer

**Sat/Minor Repairs** Garage Gutters - Galvanized

Galvanized gutters can rust from the inside so they should be treated with a rust retardant. After rain check for leaks at the seams in the gutters. Any leaks should be caulked or repaired appropriately to prevent damage to the fascia or soffits. If it is not raining during the inspection we cannot determine if the gutters are leaking.

## GARAGE

### **Sat/Minor Repairs** Garage Downspouts - Galvanized

Galvanized downspouts can rust from the inside. After rain check for leaks at the seams in the downspouts. Any leaks should be caulked or repaired appropriately to prevent damage to the fascia. If it is not raining during the inspection we cannot determine if the downspouts are leaking.

### **Sat/Minor Repairs** Garage Roof Style - Flat

### **Sat/Minor Repairs** Garage Roof Covering - Membrane/modified bitumen

A modified bitumen roof has a life expectancy of approximately 15 years.

### **Sat/Minor Repairs** Garage Roof Condition - Other

The garage roof is completely covered by a roof deck so the roofing material cannot be inspected and the pitch (drainage) of the roof cannot be inspected.

### **Sat/Minor Repairs** Garage Roof Approx. Age - 1 thru 5

All roofing ages are estimates. We recommend requesting the age and maintenance history of the roof from the seller.

### **Sat/Minor Repairs** Garage Roof Number of Layers - 1

### **Safety Concern** Garage Electrical System - Lighting, GFCI

Add all junction box covers in the garage.

### **Service/Repair** Garage Interior Walls - Concrete block

There is a water stain in the upper SW corner of the garage. It appears that water is leaking from the roof but this area is covered by decking. Recommend further evaluation and repair.

There is evidence of water throughout the south and north garage interior walls. We cannot determine if this is from exterior leaking or because the blocks are drying out. Please clean walls with an acid wash and monitor.



## GARAGE

**Sat/Minor Repairs** Garage Interior Ceiling - Unfinished

**Sat/Minor Repairs** Garage Floor - Concrete

**Safety Concern** Garage Door Lift Controls - Auto Opener, Pressure reverse not working, Electronic Eye

The pressure safety reverse is not functioning at this time (the door did not reverse when pressure was applied as it was closing). Please repair.

**Sat/Minor Repairs** Garage Overhead Doors - Metal\Aluminum

**Service/Repair** Garage Service Doors - Metal

Finish installation of alley exit door.

## ELECTRIC

**Sat/Minor Repairs** Main Service Drop - Overhead

**Safety Concern** Overhead Clearance - Wires in reach of deck/porch

The main electrical wires are within reach from the garage roof deck. Please construct a barrier/trellis like the neighboring homes have.

**Sat/Minor Repairs** Main Panel Accessibility - Typical

**Sat/Minor Repairs** Main Panel Location - Basement

**Sat/Minor Repairs** Panel Type and Main Disconnect - Breaker

**Sat/Minor Repairs** Main Panel Condition - Satisfactory

**Sat/Minor Repairs** Main Electrical Service Wire - Copper

**Sat/Minor Repairs** Main Panel Voltage - 120/240

## ELECTRIC

### **Safety Concern** Main Panel Amperage - 400 amps

The main wires from the pole appear to be 200-amp wires. The wiring in the panel is for a 400-amp service. Please consult with ComEd to determine if the exterior wiring needs to be upgraded.



### **Sat/Minor Repairs** Circuits Labeled - All

### **Sat/Minor Repairs** Grounding - Water Pipe

### **Safety Concern** Bonding - Other

The sub-panel is bonded. Typically sub-panels should not be bonded. Please consult with a qualified electrician to determine if the bonding strap should be removed.

### **Sat/Minor Repairs** Number of Circuits - Typical

### **Sat/Minor Repairs** Number of Spares - Adequate

11 spares in sub-panel  
0 spares in main panel

### **Sat/Minor Repairs** Interior House Wiring - Copper

### **Sat/Minor Repairs** Wire Condition - Satisfactory

### **Sat/Minor Repairs** Conduit - Not visible

Conduit located inside the walls cannot be evaluated in a home inspection.

### **Sat/Minor Repairs** Sub Panel Location - Basement

### **Sat/Minor Repairs** Sub panel spare breakers/fuses - Adequate

### **Sat/Minor Repairs** Sub Panel - neutral/ground separated - Yes

### **Sat/Minor Repairs** Sub Panel - Neutral isolated - Yes

## PLUMBING

### **Service/Repair** PLUMBING - Pressure pumps not evaluated

Pressure pumps are not tested as part of a normal home inspection. This pressure pump was off during the inspection. Please turn on and verify proper operation.

### **Sat/Minor Repairs** Gas Pipe Condition - Satisfactory

### **Sat/Minor Repairs** Water Source - Municipal

### **Sat/Minor Repairs** Main Supply Type - Copper

### **Sat/Minor Repairs** Main Shut Off Location - Basement

### **Sat/Minor Repairs** Interior Visible Supply Pipes - Copper

### **Service/Repair** Supply Pipe Condition - Satisfactory, Not supported

The water supply pipes are not adequately supported in the mechanical room. Supports (of a similar metal) should be added so that all supply piping is fully supported. Consult with a licensed plumber to add the necessary supports.

### **Sat/Minor Repairs** Interior Waste/Vent Pipes - PVC

### **Sat/Minor Repairs** Waste Pipe Condition - Satisfactory

### **Sat/Minor Repairs** Water Pressure - Adequate

### **Sat/Minor Repairs** Drainage - Adequate

### **Sat/Minor Repairs** Sump Pump System - Unable to test, Recommend battery back up/generator

There is no battery back-up, secondary pump or generator on this sump pump. If the power goes out and it is raining, water could back up into the home. We recommend a back-up system for the sump pump. Consult with a licensed plumber.

### **Sat/Minor Repairs** Ejector Pump System - Working

The life expectancy of an ejector pump is approximately 7 to 8 years. Monitor this pump periodically to ensure proper functionality. This pump only handles interior water so it does not necessarily need a backup pump. Remember not to use any plumbing below grade in the event of a power outage. Be very careful that only normal waste is flushed into the ejector pump because these pumps can be prone to clogging and back ups.

## W. HEATER

### **Service/Repair** WATER HEATER - General Comment

Please extend the drip pan drain lines for the water heater and pressure pump into the laundry room floor drain.

### **Sat/Minor Repairs** Water Heater Access - Satisfactory

### **Sat/Minor Repairs** Water Heater Room - Basement

## W. HEATER

**Sat/Minor Repairs** Water Heater 1 Mfg. - A O Smith

**Sat/Minor Repairs** Serial number - Number

0912a019737

**Sat/Minor Repairs** Water Heater 1 Approx. Age - Mfg Date, 1-3 yrs

Manufacture date: 2009

**Sat/Minor Repairs** Water Heater 1 Size - Other

Other = 74 gallons

**Sat/Minor Repairs** Flue Condition - Satisfactory

**Sat/Minor Repairs** Water Heater Fuel - Gas

**Sat/Minor Repairs** Water Heater Gas Piping - On/Off Valve Present, Sediment Trap Present

**Sat/Minor Repairs** Combustion Air - Appears sufficient

**Sat/Minor Repairs** Water Heater Cold Water Valve - Present

**Sat/Minor Repairs** Pressure Relief Valve - Present

**Sat/Minor Repairs** Water Heater 1 Condition - Satisfactory

## FURNACE

**Service/Repair** FURNACE - General Comment

Please pipe drip pans into the floor drains for the furnaces.

**Sat/Minor Repairs** Distribution System - Metal Duct

**Sat/Minor Repairs** Thermostat - Programmable

**Sat/Minor Repairs** System 1 Mfg. - American Standard

**Sat/Minor Repairs** System 1 Type - High-efficiency

High-efficiency furnaces generally reach efficiency rates between 90 and 93 percent. Mid-efficiency furnaces generally reach efficiency rates around 80 percent. Low-efficiency furnaces generally reach efficiency rates around 60 percent.

**Sat/Minor Repairs** System 1 Serial Number - Number

AUC1C100A9481AC

**Sat/Minor Repairs** System 1 Model Number - Number

8382N8H7G

## FURNACE

**Sat/Minor Repairs** System 1 Approx. Age - 1-3

The life expectancy of a gas-fired force air furnace is approximately 18 to 20 years.  
Manufacture Date: 2008

**Sat/Minor Repairs** System 1 BTU Per Hour - 91-100K

Other = 100,000

**Sat/Minor Repairs** System 1 Energy Source - Gas

**Sat/Minor Repairs** System 1 Gas Piping - On/Off Valve Present, Sediment Trap Present

**Service/Repair** System 1 Flue Piping - Add screens

Please add screens over the exterior PVC flues for the high efficiency furnaces/water heaters. These screens will prevent critters and debris from entering the mechanical equipment.

**Sat/Minor Repairs** System 1 Combustion Air - Satisfactory

**Sat/Minor Repairs** System 1 Shut-offs - Main shut-off present, Blower switch present

**Sat/Minor Repairs** System 1 Filter System - Disposable, Change monthly

We recommend using inexpensive furnace filters and changing them monthly. More expensive pleated/allergy filters are thicker so it is more difficult for the furnace motor to pull air through these filters - as a result premature failure of the motor can occur.

**Service/Repair** System 1 Humidifier - Leaking

The humidifier is leaking. Please have repaired by a licensed HVAC contractor. Basement



**Sat/Minor Repairs** System 1 Heat Exchanger - Sealed unit

The furnace's heat exchanger was not visible during the home inspection. We always recommend a full evaluation by a licensed HVAC contractor of the furnace and heat exchanger prior to closing the attorney review period of the sales contract.

**Service/Repair** System 1 Operation - Fired, Remove all debris/clean interior

Please clean all construction debris from the interior of both HVAC systems.

**Sat/Minor Repairs** System 2 Mfg. - American Standard

## FURNACE

### **Sat/Minor Repairs** System 2 Type - High-efficiency

High-efficiency furnaces generally reach efficiency rates between 90 and 93 percent. Mid-efficiency furnaces generally reach efficiency rates around 80 percent. Low-efficiency furnaces generally reach efficiency rates around 60 percent.

### **Sat/Minor Repairs** System 2 Serial Number - Number

83810FT7G

### **Sat/Minor Repairs** System 2 Model Number - Number

AUH2B080A9V3VAA

### **Sat/Minor Repairs** System 2 Approx. Age - 1-3

The life expectancy of a gas-fired force air furnace is approximately 18 to 20 years.  
Manufacture Date: 2008

### **Sat/Minor Repairs** System 2 BTU Per Hour - 71-80K

Other = 80,000

### **Sat/Minor Repairs** System 2 Energy Source - Gas

### **Sat/Minor Repairs** System 2 Gas Piping - On/Off Valve Present, Sediment Trap Present

### **Sat/Minor Repairs** System 2 Flue Piping - Correct pitch

### **Sat/Minor Repairs** System 2 Combustion Air - Satisfactory

### **Sat/Minor Repairs** System 2 Shut-offs - Main shut-off present, Blower switch present

### **Sat/Minor Repairs** System 2 Filter System - Reusable

Consider replacing the reusable filter with a properly sized disposable filter.

### **Sat/Minor Repairs** System 2 Humidifier - Other

Cannot verify functionality of the humidifier for the upper furnace because the drain is not visible.

### **Sat/Minor Repairs** System 2 Heat Exchanger - Sealed unit

The furnace's heat exchanger was not visible during the home inspection. We always recommend a full evaluation by a licensed HVAC contractor of the furnace and heat exchanger prior to closing the attorney review period of the sales contract.

### **Sat/Minor Repairs** System 2 Operation - Fired, Remove all debris/clean interior

Please clean all construction debris from the interior of this furnace and A/C system.

## BOILER

### **Service/Repair** BOILER - General Comment

Please extend the drip pan drain for the radiant water heater into the floor drain.  
We turned the radiant system on during the inspection and the water heater fired but the pump never turned on. Please check pump and make sure system is functioning properly.

### **Sat/Minor Repairs** Boiler System Distribution Type - Hot Water, Radiant (In-floor system)

In-floor radiant heating systems cannot be verified or inspected as part of a normal home inspection. No statement can be made as to their functionality or their ability to adequately heat the living space.

## BOILER

**Sat/Minor Repairs** Manufacturer - Richmond

**Sat/Minor Repairs** Model Number - Model Number  
6G40PVW-40F

**Sat/Minor Repairs** Serial Number - Serial Number  
RMNL1008529213

**Sat/Minor Repairs** Approx. Age - Mfg Date, 1-5 yrs  
2008

**Sat/Minor Repairs** Boiler System Energy Source - Gas

**Sat/Minor Repairs** Gas Piping - Satisfactory, On/off valve present, Sediment trap present

**Sat/Minor Repairs** Flue Piping - Correct pitch

**Sat/Minor Repairs** Combustion Air - Satisfactory

**Sat/Minor Repairs** Boiler Pump - Satisfactory

**Sat/Minor Repairs** Boiler System # of Pumps - 1

**Sat/Minor Repairs** Boiler System Thermostat - Standard/single zone, Programmable

**Sat/Minor Repairs** Boiler Pressure Controls - Temp. Pressure Relief Valve, Expansion tank

**Sat/Minor Repairs** Boiler Emer. Disconnect - Switch

**Sat/Minor Repairs** Boiler System Distribution Material - PEX

## BASEMENT

**Sat/Minor Repairs** Basement Type - Finished  
The foundation walls cannot be inspected behind finished areas.

**Sat/Minor Repairs** Basement Access/Egress - Interior Stairs, Exterior Stairs

**Sat/Minor Repairs** Basement Wall Covering - All walls covered  
All wall areas are finished. We were unable to inspect the foundation under finished walls.

**Sat/Minor Repairs** Basement Wall Finish - Drywall

## BASEMENT

**Sat/Minor Repairs** **Basement Foundation Walls - Poured Concrete**

**Sat/Minor Repairs** **Basement Floor - Cement, Tile on slab**

**Sat/Minor Repairs** **Basement Ceiling - Finished, Drywall**

When the basement ceiling is finished, none of the structural elements, plumbing, electrical or HVAC systems that run along the ceiling can be evaluated.

**Sat/Minor Repairs** **Basement Ceiling Sub Floor - Not visible**

The sub-floor is not visible because the basement ceiling is finished.

**Sat/Minor Repairs** **Basement Ceiling Joist - Not visible**

The ceiling joists were not visible because the basement ceiling is finished.

**Sat/Minor Repairs** **Basement Structural Columns - Bearing Wall**

**Sat/Minor Repairs** **Basement Structural Beams/Girders - All not visible**

The building's structural beams and girders are not visible and cannot be inspected.

**Sat/Minor Repairs** **Basement Electrical System - Lighting, Outlets**

**Sat/Minor Repairs** **Chimney Cleanouts - None**

**Sat/Minor Repairs** **Basement Insulation - Not visible**

**Sat/Minor Repairs** **Basement Drainage - Floor Drain, Sump Pump, Ejector pump**

**Sat/Minor Repairs** **Basement stairs - Satisfactory**

# BASEMENT

## Significant Concern

### Moisture fresh - Walls

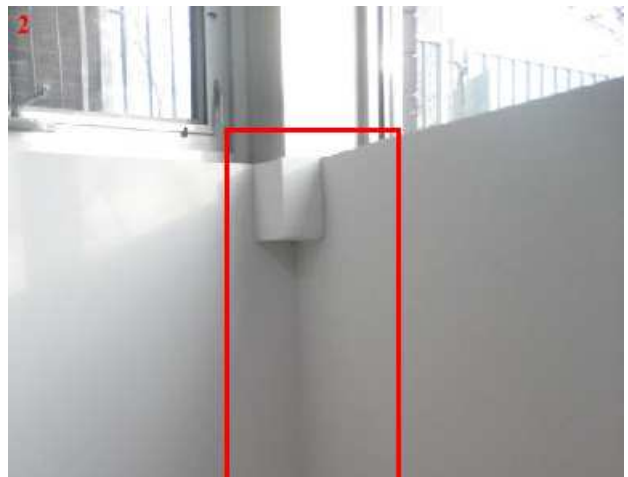
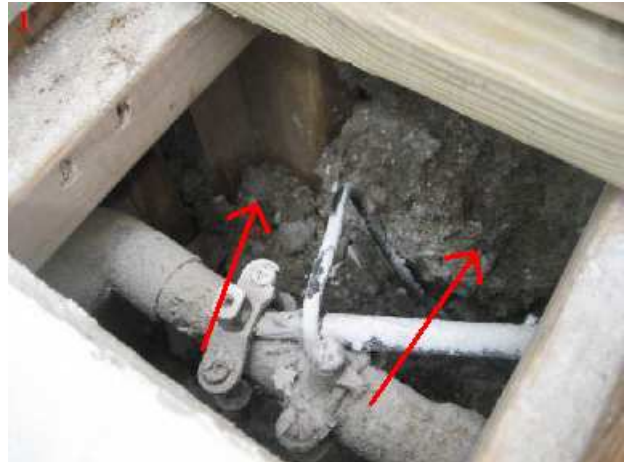
The perimeter walls were spot checked with a moisture meter in the basement. Four areas were found with high moisture concentrations. We recommend that all drywall and insulation be removed in these areas and replaced once the source of the moisture is located. All electrical outlets/facilities in these areas should also be checked for corrosion/moisture damage.

- The SE corner of the basement is visible water damaged. The drywall is wet starting at the base of the windows and then down to the foundation. The wall studs and insulation are visibly wet in the water meter access panel. There are also drip marks on the metal window frame above the wet drywall. We cannot determine if the water is coming from the somewhere above the base of the window or from the base of the window. Further evaluation is needed. Photos 1-2

- The area under the SW basement window (photo 3) was also wet. It appears the window is leaking.

- The area at the base of the stairs is wet (photo 4). There is a downspout going into a ground drain on the opposite side of this wall. It is possible that there is a leak in the drain. Please evaluate further.

- The area under the electrical panel and next to the sump pump is wet (photo 5). Also, when we took the cover off the electrical panel there was a mildew odor coming from behind the wall. We could not access the area under the back deck to determine if there are any foundation issues that could be causing the moisture in this area. Further evaluation is needed.



## BASEMENT

**Sat/Minor Repairs** Ventilation/Windows - Windows

## FIREPLACE

**Service/Repair** FIREPLACE - General comment

The basement fireplace is a ventless fireplace. Please have a qualified chimney sweep install a ventless log set.

**Service/Repair** Fireplace 1 type - Metal

The trim piece for the living room fireplace gas key is not properly installed. Please install so trim is flush with wall.

**Sat/Minor Repairs** Fireplace 1 starter type - Gas starter

**Sat/Minor Repairs** Fireplace 1 operation - Tested

**Sat/Minor Repairs** Fireplace 1 damper - Operates

**Sat/Minor Repairs** Fireplace 1 safety issues/condition - Satisfactory

**Sat/Minor Repairs** Fireplace 1 hearth extension - Adequate

**Service/Repair** Fireplace 2 type - Metal

Replace the missing brick in the top right corner of the bedroom fireplace.

Fill the hole in the mortar to the left of the firebox.



**Sat/Minor Repairs** Fireplace 2 starter type - Gas starter

**Sat/Minor Repairs** Fireplace 2 operation - Tested

**Sat/Minor Repairs** Fireplace 2 damper - Operates

**Sat/Minor Repairs** Fireplace 2 safety issues/condition - Satisfactory

## FIREPLACE

**Sat/Minor Repairs** Fireplace 2 hearth extension - Adequate

## LAUNDRY

**Service/Repair** LAUNDRY - General Comment

Please install washer/dryer per buyer's request.  
Install washer on 2nd floor in a drip pan.

**Sat/Minor Repairs** Laundry Walls - Dry Wall

**Sat/Minor Repairs** Laundry Ceilings - Dry Wall

**Sat/Minor Repairs** Laundry Floors - Tile

**Service/Repair** Laundry Doors - Other

Adjust the laundry doors in the basement so they are aligned properly.

**Sat/Minor Repairs** Laundry Switches - Satisfactory

**Sat/Minor Repairs** Laundry Fixtures - Satisfactory

**Sat/Minor Repairs** Laundry Outlets - Satisfactory

**Sat/Minor Repairs** Laundry Water Shutoff Handles - Accessible

**Sat/Minor Repairs** Washer Drains - Trapped Line

**Sat/Minor Repairs** Dryer Vented - Wall

**Sat/Minor Repairs** Dryer Energy Source - Gas

**Sat/Minor Repairs** Separated from other mechanicals - Yes

## KITCHEN

**Sat/Minor Repairs** KITCHEN - Appliances tested as a courtesy

The appliances are tested as a courtesy. They are not part of the home inspection and no statement can be made regarding their future functionality.

**Sat/Minor Repairs** Kitchen Walls - Dry Wall

## KITCHEN

**Sat/Minor Repairs** Kitchen Ceilings - Dry Wall

**Sat/Minor Repairs** Kitchen Floors - Wood

**Sat/Minor Repairs** Kitchen Windows - Sample operated

**Service/Repair** Kitchen Cabinets - Other

Please replace all striped cabinets with dark wood doors per buyer's request.  
Touch up scratches.  
Adjust all door and drawer faces so they are even and level.

**Sat/Minor Repairs** Kitchen Counters - Granite

Granite should only be cleaned with mild dish soap and water. Do not use any corrosive or abrasive cleaners.

**Sat/Minor Repairs** Kitchen Heating and Cooling - Satisfactory

**Sat/Minor Repairs** Kitchen Switches - Sample Number Tested

**Sat/Minor Repairs** Kitchen Fixtures - Sample number tested

**Safety Concern** Kitchen Outlets - GFCI protected

The outlet under the operable kitchen window needs to have the GFI replaced - it does not trip.

**Sat/Minor Repairs** Kitchen Water Pressure - Normal

**Sat/Minor Repairs** Kitchen Drainage - Normal

**Sat/Minor Repairs** Kitchen Sink Basin - Stainless

**Sat/Minor Repairs** Kitchen Sink Faucets - Does not leak

**Sat/Minor Repairs** Kitchen Sink 3rd Faucet - Sprayer

**Sat/Minor Repairs** Kitchen Sink Drain/Trap/Supply Pipes - PVC, Does not leak

**Sat/Minor Repairs** Garbage Disposal - Operates

**Service/Repair** Dishwasher - Operates

Please install the kickplate so it does not interfere with the door as it opens.

**Sat/Minor Repairs** Refrigerator - Operates, Ice maker turned off

The ice maker was turned off so we cannot verify that it is working properly.

## KITCHEN

**Sat/Minor Repairs** Oven - Operates

**Sat/Minor Repairs** Cook top - Operates

**Service/Repair** Exhaust Fan - Operates

The hood moves when you turn it on. Please brace so it is stabilized

## HALF BATH

**Sat/Minor Repairs** Number of Half Baths - 1

**Sat/Minor Repairs** Bath Ceilings - Dry Wall

**Sat/Minor Repairs** Bath Walls - Dry Wall

**Sat/Minor Repairs** Bath Floors - Wood

**Sat/Minor Repairs** Bath Doors - Satisfactory

**Sat/Minor Repairs** Bath Switches - Tested

**Sat/Minor Repairs** Bath Fixtures - Tested

**Sat/Minor Repairs** Bath Outlets - GFCI protected

**Sat/Minor Repairs** Half Bath Ventilation - Fan

**Sat/Minor Repairs** Half Bath Heating and Cooling - Satisfactory

**Sat/Minor Repairs** Vanity - Satisfactory

**Service/Repair** Half Bath Sink Faucets - Other

The faucet hits the edge of the sink on the hot setting. Adjust.

**Sat/Minor Repairs** Half Bath Sink Stopper - Satisfactory

**Sat/Minor Repairs** Half Bath Sink Basin - Satisfactory

**Sat/Minor Repairs** Half Bath Sink Drain/Trap/Supply Pipes - PVC, Does not leak

## HALF BATH

**Sat/Minor Repairs** Toilet Bowl and Tank - Satisfactory

**Sat/Minor Repairs** Toilet Operation - Flushes

**Sat/Minor Repairs** Water Pressure - Normal

**Service/Repair** Drainage - Slow sink

The drainage is slow in the bathroom sink. Please determine why and correct.

## FULL BATH

**Sat/Minor Repairs** Number of Full Baths - 3

**Sat/Minor Repairs** Bath Ceilings - Dry Wall

**Sat/Minor Repairs** Bath Walls - Dry Wall

**Sat/Minor Repairs** Bath Floors - Tile

**Sat/Minor Repairs** Bath Doors - Satisfactory

**Sat/Minor Repairs** Bath Windows - Satisfactory

**Sat/Minor Repairs** Bath Switches - Tested

**Service/Repair** Bath Fixtures - Tested, Burned out light bulbs

Some burned out light bulbs were noted, so some switches/fixtures could not be tested. All but one were out in the master vanity light.

**Sat/Minor Repairs** Bath Outlets - GFCI protected

**Sat/Minor Repairs** Full Bath Ventilation - Fan

**Sat/Minor Repairs** Full Bath Heating and Cooling - Satisfactory

**Sat/Minor Repairs** Vanity - Satisfactory

**Sat/Minor Repairs** Full Bath Sink Faucets - Does not leak

**Sat/Minor Repairs** Full Bath Sink Stopper - Satisfactory

## FULL BATH

**Sat/Minor Repairs** Full Bath Sink Basin - Satisfactory

**Sat/Minor Repairs** Full Bath Sink Drain/Trap/Supply Pipes - Chrome, PVC, Does not leak

**Service/Repair** Toilet Bowl and Tank - Satisfactory

Please caulk around the base of the basement toilet.

**Sat/Minor Repairs** Toilet Operation - Flushes

**Service/Repair** Bathtub Faucets - Satisfactory

The temperature control dial in the guest bath is not installed properly. Adjust.

**Sat/Minor Repairs** Bathtub Drain Stopper - Satisfactory

**Sat/Minor Repairs** Bathtub Shower head - Satisfactory

**Sat/Minor Repairs** Bathtub Caulking - Adequate

**Sat/Minor Repairs** Bathtub Walls - Tile

**Service/Repair** Whirlpool tub - Satisfactory, Access panel present, GFCI protected

The whirlpool light is not working.

**Service/Repair** Steam Shower - Not operating

Steam shower not operating. finish install.

**Sat/Minor Repairs** Shower Stall Faucets - Satisfactory

**Sat/Minor Repairs** Shower Stall Shower head - Satisfactory

**Sat/Minor Repairs** Shower Stall Caulking - Adequate

**Sat/Minor Repairs** Shower Stall Walls - Tile

**Sat/Minor Repairs** Water Pressure - Normal

**Sat/Minor Repairs** Drainage - Normal

## INTERIOR

### **Service/Repair** INTERIOR ROOMS - Please repair all drywall and trim as necessary

Please touch up and repair all drywall and trim as necessary.  
Professionally clean home.  
Finish masonry at the top of the glass block wall on the 2nd floor.  
See photo



**Sat/Minor Repairs** Interior Walls - Dry Wall

**Sat/Minor Repairs** Interior Ceilings - Dry Wall

**Sat/Minor Repairs** Interior Floors - Wood, Tile

**Sat/Minor Repairs** Doors - Satisfactory

**Sat/Minor Repairs** Windows - Sample operated

**Sat/Minor Repairs** Screens - Satisfactory

**Service/Repair** Closets - Satisfactory

Please adjust all closet doors so they open/close properly.

**Sat/Minor Repairs** Interior Switches - Sample Number Tested

**Sat/Minor Repairs** Interior Fixtures - Sample number tested, Burned out light bulbs

Some burned out light bulbs were noted, so some switches/fixtures could not be tested.

**Sat/Minor Repairs** Interior Outlets - Sample number tested, Three Prong

## STAIRS

**Sat/Minor Repairs** Risers/treads - Satisfactory

**Sat/Minor Repairs** Handrails - Satisfactory

## SMOKE/CO DETECT

**Sat/Minor Repairs** **SMOKE/CO DETECTORS - Functionality not tested**

The functionality of smoke and CO detectors is not tested. We only note their presence or absence. Please check the batteries in both types of detectors on a monthly basis once you move in.

**Sat/Minor Repairs** **Smoke Detectors - Satisfactory**

**Service/Repair** **CO Detectors - Satisfactory**

Secure the loose CO detector in the basement utility room.