



Inspection Report

Townhome Example Chicago IL

Client's Name:
Michelle Teague



All About Homes, LLC

**Michelle Teague 450.0001071
1725 W. Granville Ave.
Chicago, IL 60660
312-371-7414 Phone
www.allabouthomeschicago.com
michelle@michelleinspects.com**

Table of Contents

<u>Cover Page</u>	<u>0</u>
<u>Table of Contents</u>	<u>0</u>
<u>General Summary</u>	<u>0</u>
<u>Intro Page.....</u>	<u>0</u>
<u>1 Grounds.....</u>	<u>9</u>
<u>2 Exterior</u>	<u>9</u>
<u>3 Roofing, Gutters and Drainage</u>	<u>11</u>
<u>4 Chimneys.....</u>	<u>12</u>
<u>5 Cooling</u>	<u>13</u>
<u>6 Garage</u>	<u>15</u>
<u>7 Electrical System.....</u>	<u>16</u>
<u>8 Plumbing and Water Heating Systems ...</u>	<u>18</u>
<u>9 Furnaces</u>	<u>21</u>
<u>10 Laundry</u>	<u>25</u>
<u>11 Bathrooms.....</u>	<u>27</u>
<u>12 Kitchen</u>	<u>29</u>
<u>13 Interior</u>	<u>31</u>
<u>14 Stairs.....</u>	<u>34</u>
<u>15 Smoke and Carbon Monoxide Detectors</u>	<u>34</u>

General Summary



Property Inspected
Townhome Example
Chicago IL

3. Roofing, Gutters and Drainage

C. Roof Condition

Deferred Maintenance, Questions/Information



(1) The roofing membrane that we could see along the sides of the roof deck is alligatoring. This is indicated by a series of fine lines and cracks in the membrane and it is an indication that the roof is reaching the end of its useful life. When roofing material begins to alligator expect cracking that can lead to leaking.

Is this roof considered a common element or is this covered by the association? Are there plans for the association to replace this roof? If so, how will the work be paid for?

If this roof is the responsibility of the home owner, then expect to replace this roof at any time. The deck will have to be removed and rebuilt when the roof is replaced.

5. Cooling

C. Condenser Condition

Deferred Maintenance



The average useful life of an AC condenser is 12 to 15 years. This condenser is past this age so extended life should not be expected. We highly recommend monthly filter changes and annual spring tune-ups to help extend the life of the AC system.

G. Temperature Drop

Repair/Replace



The supply temperature is higher than normal for the AC system. We recommend a full tune-up and cleaning of this system by a qualified HVAC contractor. Make all necessary repairs so the system cools properly.

6. Garage

F. Overhead Door

Safety Concern



The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

7. Electrical System

J. Double-tapping

Safety Concern



Double-tapping was noted in the electrical panel. One double-tapped breakers was present. Double-tapping means that two circuits are running into one breaker. This is a safety concern because the circuits can overheat and because wires in the panel can become loose. Consult with a qualified electrician to determine the best way to remove all double-taps.

8. Plumbing and Water Heating Systems

I. Water Heater Condition

Repair/Replace, Deferred Maintenance



The average life of a water heater is 7 to 10 years. This water heater is unusually corroded for a 5 year old tank. Photos show corrosion near the pressure relief valve and on top of the tank. We cannot determine if this corrosion is from the tank itself or because of leaking above the tank. Monitor for leaking and corrosion but expect to replace this tank at any time in the next 5 years.

J. Water Heater Flue Condition

Safety Concern



The draft hood on the water heater is not properly connected to the flue. See photo. As a result, flue gases can come out of the gap and end up in the home. Consult with a licensed plumber to properly attach the draft hood.

L. Water Heater Combustion Air

Safety Concern




There appears to be insufficient combustion air into the furnace and water heater room. Consult with a qualified plumber, contractor or HVAC contractor to add the proper combustion air openings. This can generally be done by adding louvered doors to the room or adding pass-through air vents. If vents are used then one will be needed within 12 inches of the floor and a second will be needed within 12 inches of the ceiling. There is a risk that the natural gas used to power mechanical equipment will not burn properly without sufficient combustion air.

9. Furnaces

D. General Furnace Condition


Repair/Replace, Questions/Information

-  Water damage was noted on the furnace room walls and ceiling. There are 2 pipes that are running up behind the water heater. Photo 1. It appears that these pipes are the bathroom fan vent and the dryer vent from the lower level. These vents exit the roof near the AC condenser. Photo 2. It appears that these pipes are leaking and causing the water damage on the wall/ceiling. This leaking may also be responsible for the corrosion on the water heater. Photo 3.

Further evaluation is needed to verify the purpose of these pipes and then make all necessary repairs to stop the leaking. Consult with a qualified contractor. It is possible that this leaking is caused by poor roof flashings but we could not see the flashings due to the deck. It is also possible that water is getting into the caps on the roof and running down into the vents.


E. Flue Condition

Safety Concern

-  The furnace flue should be evaluated for proper drafting by a licensed plumber or HVAC contractor. The flue has corrosion on its exterior which is typically a sign of drafting issues.

L. Operation


Repair/Replace

-  We recommend a full professional tune-up and cleaning of the HVAC system prior to the close of attorney review. This system appears dirty (visible dirt inside machine and/or dirty filter). Furnaces should be tuned-up every fall before heating season and AC systems should be tuned-up every spring before cooling season.

10. Laundry



F. Combustion Air

Safety Concern

-  There is no air source into the laundry room. Gas dryers need a combustion air source so that the gas can burn properly. Either add a vented (louvered) door or a wall vent to allow for combustion air.

G. Dryer Vent


Safety Concern

-  (1) The dryer vent is crushed on top of the machine. Install a new vent to replace the one that is crushed.
-  (2) There is a large amount of lint behind the machines and between the machines - see photo. Lint is very combustible and is a common cause of house fires. Please clean all lint from behind the machines.

11. Bathrooms

N. Toilet condition


Repair/Replace

-  The master bath toilet is very loose. It may be possible to make this repair by tightening the bolts (being very careful not to crack the porcelain), but it is more likely that the wax ring will need to be replaced. Consult with a qualified plumber to make all necessary repairs.

12. Kitchen

H. Electrical Outlet Condition


Safety Concern

-  The outlet to the left of the refrigerator (marked with blue tape) is mis-wired. In this case, the hot and neutral wires are reversed. This can lead to a safety hazard at the outlet. Consult with a qualified electrician to repair the wiring.

13. Interior


L. Closets

Safety Concern

-  The light fixtures in the closets do not have a cover or globe over the light bulb. Uncovered closet light bulbs can lead to fires when the fixtures are too close to shelving and combustibles. We highly recommend replacing all closet light fixtures with fluorescent lights that have covers over the bulbs. Consult with a qualified contractor.

M. HVAC Ductwork Condition

Questions/Information

-  We were unable to locate a cold air return on the bedroom level. Once furniture is removed check for the presence of a cold air return. Without a return on each floor air circulation will be poor.

Date: 7/1/2011	Time: 03:00 PM	Report ID: 20110701d
Property: Townhome Example Chicago IL	Customer: Michelle Teague	Real Estate Professional:

Comment Key or Definitions

The following definitions apply to this report. All comments should be read and considered before the close of attorney review. All items in need of repair or replacement should be further evaluated by a qualified and licensed contractor. We recommend obtaining at least three estimates and opinions before contracting for any major repairs. Please consider all costs for further inspections as well as the actual repair/replacement costs prior to the close of the attorney review period.

Inspected/Satisfactory (SAT) = We were able to visually inspect the majority of the component and it appeared to be functioning within normal limits.

Significant Repair/Replace (SIG) = Expect repair or replacement costs to exceed \$2000. Obtain at least three estimates prior to contracting for work.

Repair/Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Costs for items in this category generally range from \$300 to \$2000.

Minor Repair/Replace (MIN) = Minor repairs or replacement may be necessary. Items in this category will generally cost less than \$300 to correct.

Deferred Maintenance (DM) = This indicates that a significant component or system will likely need repair or replacement anytime within the next five years. We recommend obtaining cost estimates now to allow for proper budgeting.

Questions/Information (QU) = We recommend obtaining the answers to these questions prior to the close of attorney review.

Not Inspected (NI) = We were unable to inspect this item, component or unit. Therefore no statement can be made about its ability to function as intended.

Not Present (NP) = This item, component or unit is not present on this property.

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.

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.

Type of building:

Townhome

Occupancy:

Occupied

Approximate age of building:

16 to 20 Years

Home/Building Faces:

West

Temperature:

56 to 99 degrees

Weather:

Cloudy

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

In Attendance:

Seller's agent, Client's agent

Standards of Practice:

ASHI American Society of Home
Inspectors, Illinois

Inspection Fees:

\$425

1. Grounds

SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. General Access Access: Able to access all sides
<input checked="" type="checkbox"/>									B. Walkways Walkways: Concrete
<input checked="" type="checkbox"/>									C. Steps Steps: Metal
<input checked="" type="checkbox"/>									D. Patio Patio: Concrete
					<input checked="" type="checkbox"/>				E. Decks Deck: Wood, Needs to be sealed The wood on the roof deck needs to be power washed and sealed to prevent deterioration. Replace deteriorated boards as necessary.
<input checked="" type="checkbox"/>									F. Balcony Balcony: Juliet balcony
<input checked="" type="checkbox"/>									G. Driveway Driveway: Concrete
					<input checked="" type="checkbox"/>				H. Handrails Handrails: Metal, Rusting The roof deck handrails as well as the juliet balcony handrails need scraping and repainting to protect them from deterioration. Is this the responsibility of the association or the home owner?

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2. Exterior

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. Exposed Foundation Exposed Foundation: Slab, Poured Concrete

SAT SIG SAF RR MIN DM QU NIV NP Items

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B. Masonry/Stucco

Masonry/Stucco: Brick Veneer, Rusting lintels

The structural steel lintels above the juliet balcony doors are rusting. The rust will cause the lintels to expand and push on the masonry. This will cause step cracks to occur in the bricks. Scrape/ remove the rust from the lintels and re-paint them with an appropriate exterior paint in order to prevent further rusting. This is likely an association issue. Are there plans to work on the lintels?



B. Picture 1

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C. Siding

Siding Material: Metal, Wood

The wood siding on the roof deck wall is older. Monitor for flaking paint. Scrape and repaint as necessary to prevent deterioration.

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D. Soffit/Fascia

Soffit/Fascia: Aluminum

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E. Trim

Trim: Wood, Aluminum

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F. Windows

Exterior Window Frame Material: Metal, Wood

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G. Caulking

Caulking: Silicone

Caulking is an important part of the exterior of a home. Caulking helps to keep moisture out of a home and it improves the efficiency of the home. Over time, caulking will wear out and need to be replaced. Monitor the caulking on this home and replace as necessary.

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H. Exterior Fixtures

Exterior Fixtures: Not working

The patio light did not work at the time of the inspection. Replace the light bulbs and retest. Repair the switches or fixtures as necessary.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									I. Exterior Outlets Exterior Outlets: GFI protected
<input checked="" type="checkbox"/>									J. Water Spigots Hose spigot head in garage was functional.
<input checked="" type="checkbox"/>									K. Dryer Exhaust Dryer Exhaust: Satisfactory
						<input checked="" type="checkbox"/>			L. Gas Meter Gas Meter: Common - could not locate Where is the gas meter for this unit?
<input checked="" type="checkbox"/>									M. Electric Meter Electric Meter: West

SAT SIG SAF RR MIN DM QU NIV NP Items
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3. Roofing, Gutters and Drainage

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. Gutters Gutters: Aluminum
<input checked="" type="checkbox"/>									B. Downspouts Downspouts: Aluminum
					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			C. Roof Condition How Inspected Roof/Gutters/Downspouts: Walked roof, From deck/porch/balcony Extent View of Roof/Gutters/Downspouts: Covered by decking Roof Style: Flat, Shed Roofing Material: Architectural asphalt/fiberglass, Modified bitumen Roof Condition: Alligatoring <input checked="" type="checkbox"/> (1) The roofing membrane that we could see along the sides of the roof deck is alligatoring. This is indicated by a series of fine lines and cracks in the membrane and it is an indication that the roof is reaching the end of its useful life. When roofing material begins to alligator expect cracking that can lead to leaking.

SAT SIG SAF RR MIN DM QU NIV NP Items

Is this roof considered a common element or is this covered by the association? Are there plans for the association to replace this roof? If so, how will the work be paid for?

If this roof is the responsibility of the home owner, then expect to replace this roof at any time. The deck will have to be removed and rebuilt when the roof is replaced.



C. Picture 1

(2) The flat roof is completely covered by a roof deck. As a result we cannot evaluate the pitch/drainage of the roof, some or all of the flashings, the condition of the membrane or the condition of the seams.

(3) The shingles on the pitched part of the roof over the top floor appear new and in good condition.

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D. Roof Age

Roof Approximate Age: Expect to replace roof at any time
See notes above.

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E. Roof Layers

Number of Roofing Layers: One, Flat roof
The number of layers of roofing material cannot be determined on a properly finished flat roof.

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F. Flashings

Flashing Materials: Metal/aluminum, Modified bitumen
Flashing Condition: Cracking
Expect to replace all flashings when the flat roof is replaced. Monitor for leaking around vents that penetrate the flat section of the roof.

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4. Chimneys

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SAT SIG SAF RR MIN DM QU NIV NP Items

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A. Chimney General

Number of Chimneys for Home: One, Furnace/water heater combined

Chimney Inspected From/View Limitations: Deck/porch/balcony, Cap installed

The chimney has a cap. We cannot remove chimney caps during a home inspection. Therefore we cannot inspect the chimney liner or chimney interior.

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B. Chimney Caps

Chimney Caps: Metal

| | | | | | | | |

C. Chimney Chase

Chimney Chase: Metal Flue Pipe, Rusting

The metal flue piping is rusting above the roof line. Seal with an anti-rusting agent.



C. Picture 1

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D. Chimney Height

Chimney Height: Satisfactory

SAT SIG SAF RR MIN DM QU NIV NP Items

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5. Cooling

Please note the following relating to the testing of air conditioners:

- AC systems will NOT be tested if it has not been at least 55 degrees for 72 hours straight. The refrigerant coagulates in low outdoor temperatures. Running an AC system if the refrigerant is not liquid can damage the system.
- Dates/ages and manufacturer names provided apply only to the condensing unit. These do not apply to the coil. We have no way to evaluate a properly encased AC coil.
- We will do our best to evaluate the temperature drop (differential between the warm and cold air sides of the AC coil), but there are often limitations to our evaluation because of restricted access to the coil. We are unable to drill any holes in the AC plenum so that a proper temperature drop test can be performed.
- The expected useful life of an AC condenser is 12 to 15 years.
- We cannot determine if the sizing/tonnage of the AC system is adequate or appropriate to cool the home that is being inspected.

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Window/Wall Units**

Window/Wall Units: One unit

The window unit on the top floor is functioning properly. The average life of these units is 12 to 15 years. This machine is not dated.

| | | | | | | | **B. General Condition**

General Condition: Condenser - corroded/rusted

Size/Tonage: 2 Tons

Fluid Line Condition: Caulk where lines enter wall of home, Needs new insulation - interior, Extend insulation all the way to coil cabinet

(1) The insulation on the AC fluid lines should be replaced at the coil. AC line insulation helps prevent condensation and improves the efficiency of the system.

(2) The AC fluid lines are insulated near the AC coil so that condensation does not form on these lines while the system is running. The insulation is incomplete near the coil cabinet. As a result, condensation will form and drip onto the mechanical equipment below. Add proper HVAC tape or putty to seal the lines and prevent condensation.



B. Picture 1

(3) Caulking is needed where the AC lines enter the wall of the home. This caulking will prevent moisture and critters from entering the home at the AC lines.

SAT SIG SAF RR MIN DM QU NIV NP Items



B. Picture 2

| | | | | | | |

C. Condenser Condition

Condenser Accessibility: Present - roof

Manufacturer (Condenser): Bryant

Manufacture Date (Condenser): 1993, Past expected life

The average useful life of an AC condenser is 12 to 15 years. This condenser is past this age so extended life should not be expected. We highly recommend monthly filter changes and annual spring tune-ups to help extend the life of the AC system.

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D. Coil Condition

Coil Accessibility: Not visible - fully encased

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E. Electrical Disconnect

Exterior Disconnect: Present

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F. Maximum Fuse Size

Maximum Fuse Size: 20 amps

| | | | | | | |

G. Temperature Drop

Temperature Drop: Recommend further evaluation

Supply Temperature: > 61 degrees

Return Temperature: 71 to 75 degrees

The supply temperature is higher than normal for the AC system. We recommend a full tune-up and cleaning of this system by a qualified HVAC contractor. Make all necessary repairs so the system cools properly.

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6. Garage

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. Garage Type/Access Garage Access: Accessible Garage Type: Attached
<input checked="" type="checkbox"/>									B. Garage Interior Electrical Garage Interior Electrical: Lighting
<input checked="" type="checkbox"/>									C. Garage Ceiling Garage Ceilings: Drywall
<input checked="" type="checkbox"/>									D. Garage Walls Garage Walls: Drywall
<input checked="" type="checkbox"/>									E. Garage Floor Garage Floor: Concrete
		<input checked="" type="checkbox"/>							F. Overhead Door Garage Overhead Door: Fiberboard Safety Reverse - Electronic Eye: Present, Tested Safety Reverse - Pressure: Did not reverse <input checked="" type="checkbox"/> The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.
		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					G. Access Door Garage Access Door: Metal, Needs auto-closing hinge The access door from the house into the garage needs an auto-closing hinge. Please add.
<input checked="" type="checkbox"/>									H. Garage Firewall Garage Firewall: Present
<input checked="" type="checkbox"/>									I. Garage Firedoor Garage Firedoor: Present

SAT SIG SAF RR MIN DM QU NIV NP Items
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7. Electrical System

The electrical inspection consists of an interior inspection (when possible) of the electrical panel/s and a random sample check of outlets, switches and fixtures. It is generally not possible to test all electrical facilities because we cannot unplug or move personal items in the home. Additionally, we cannot determine the proper number of circuits for a home or if residents will overload circuits. We cannot make this determination because we have no knowledge of the personal items that will be in the home or how they will be used. Additionally we cannot verify how the wiring in the home is distributed between the main panel and the electrical facilities (switches, outlets and fixtures). We also

cannot determine if labels are correct because we cannot turn off circuits. AFCI breakers will not be tested because personal electronic equipment could be shut-down or damaged.

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
<input checked="" type="checkbox"/>									A. Main Service Drop and Meter Main Service Drop and Meter: Underground
				<input checked="" type="checkbox"/>					B. Main Panel Condition Main Panel Access: Typical Main Panel Location: Garage Main Panel Type: Breaker Main Panel Disconnect: Present Main Disconnect Wire Type: Copper Main Panel Condition: Satisfactory Main Panel Voltage: 120/240 Main Panel Amperage: 125 amps Main Panel Labels: Most labeled Please label all unlabeled circuits.
<input checked="" type="checkbox"/>									C. Grounding Grounding: Wire visible on water pipe
<input checked="" type="checkbox"/>									D. Bonding Bonding: Bonding screw/strap visible
<input checked="" type="checkbox"/>									E. Number of Active Circuits Number of Active Circuits: 15 to 19, Typical amount
<input checked="" type="checkbox"/>									F. Number of Spares Number of Spares: 1 There are 2 spares at this time but 1 will be needed to repair the double tapping. Therefore 1 spare will remain.
<input checked="" type="checkbox"/>									G. Wire Condition in Main Panel/Sub-Panel Wire Condition in Main Panel/Sub-Panel: Satisfactory
<input checked="" type="checkbox"/>									H. Conduit Conduit Types: Solid metal, Not visible The majority of electrical conduit in this home is behind walls and therefore cannot be inspected.
<input checked="" type="checkbox"/>									I. House Wiring Type and Condition Junction Boxes: Satisfactory


SAT SIG SAF RR MIN DM QU NIV NP Items

House Wiring Type: Copper



J. Double-tapping

Double tapping: One double tap

 Double-tapping was noted in the electrical panel. One double-tapped breakers was present. Double-tapping means that two circuits are running into one breaker. This is a safety concern because the circuits can overheat and because wires in the panel can become loose. Consult with a qualified electrician to determine the best way to remove all double-taps.



J. Picture 1

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8. Plumbing and Water Heating Systems

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A. General Plumbing

Plumbing Access and Current State: Water was on, plumbing tested



B. Gas Line and Meter Condition

Gas Line Type: Black iron

Gas Meter Location: Could not locate

Where is the gas meter for this unit? We found the meters for the other units in the courtyard but we did not see the meter for this unit.

| | | | | | | |

C. Water Main Condition

Main Water Source: Municipal

Main Water Pipe Material: Copper, Add insulation

Main Water Shut-off Location: Laundry room

We recommend adding insulation on the water main pipe in the closet. This will prevent the pipe from sweating in the spring and fall.



C. Picture 1

| | | | | | | |

D. Supply Pipe Condition

Supply Line Type: Copper

| | | | | | | |

E. Drain Pipe Condition

Drain Line Type: Not visible

All of the drain piping in the home is behind finished walls and could not be inspected.

| | | | | | | |

F. Vent Pipe Condition

Vent Pipe Type: Not visible

Plumbing vents are generally not visible in a home inspection because they are inside the walls. We are sometimes able to see the beginning of the vents in the basement and the ends of the vents in the attic. We cannot determine if they are properly connected to each drain along the way.

| | | | | | | |

G. Water Pressure

Water Pressure: Normal

| | | | | | | |

H. Drainage

Drainage: Normal



I. Water Heater Condition

Number of Water Heaters: 1

Water Heater Locations: Utility room

Water Heater Access: Typical

Water Heater Manufacturer: A.O. SMITH

Water Heater Fuel: Gas


Water Heater Serial Number: Serial number listed below

Serial # : D06A142696

Water Heater Age: 2006, Expect to repair/replace within the next 5 years

Water Heater Size: 50 gallons

Water Heater Condition: Corroded

 The average life of a water heater is 7 to 10 years. This water heater is unusually corroded for a 5 year old tank. Photos show corrosion near the pressure relief valve and on top of the tank. We cannot determine if this corrosion is from the tank itself or because of leaking above the tank. Monitor for leaking and corrosion but expect to replace this tank at any time in the next 5 years.



I. Picture 1




I. Picture 2



J. Water Heater Flue Condition

Flue Condition: Draft hood not attached properly

 The draft hood on the water heater is not properly connected to the flue. See photo. As a result, flue gases can come out of the gap and end up in the home. Consult with a licensed plumber to properly attach the draft hood.



J. Picture 1

| | | | | | | | **K. Water Heater Gas Line Condition**
Gas Line Condition: Visible, On/off valve present, Sediment trap present

| | | | | | | | | | **L. Water Heater Combustion Air**
Combustion Air: Not satisfactory
 There appears to be insufficient combustion air into the furnace and water heater room. Consult with a qualified plumber, contractor or HVAC contractor to add the proper combustion air openings. This can generally be done by adding louvered doors to the room or adding pass-through air vents. If vents are used then one will be needed within 12 inches of the floor and a second will be needed within 12 inches of the ceiling. There is a risk that the natural gas used to power mechanical equipment will not burn properly without sufficient combustion air.

| | | | | | | | **M. Water Heater Shut-off Condition**
Water Heater Shut-offs: Present

| | | | | | | | **N. Water Heater Temperature Pressure Relief Valve**
Temperature Pressure Relief Valve: Present

SAT SIG SAF RR MIN DM QU NIV NP Items

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9. Furnaces

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SAT SIG SAF RR MIN DM QU NIV NP Items

| | | | | | | | **A. Types of Heating Systems**
Types of Heating Systems: Gas forced air
Number of Heating Units: One
Energy Source: Gas

| | | | | |

B. Thermostat Condition

Thermostat: Standard, Replace with programmable thermostat

This home has a standard thermostat. We recommend replacing this with a programmable thermostat. Programmable thermostats can help reduce heating and cooling costs when used correctly.

| | | | | | |

C. Ductwork Condition

Ductwork: Metal, Most behind walls and not visible

| | | | | | |

D. General Furnace Condition

Furnace Room: Water damage on ceiling, Water damage on walls

Heating System Brand: CARRIER

Estimated Efficiency Level: Mid-efficiency (80%)

Serial Number: Serial number listed below

Serial Number : 4207A14752


Model Number: Model number listed below

Model Number : 58CTA070-12

Manufacture Date: 2007

Size/BTU's: 65,000 to 79,000

Number of BTU's : 66,000

 Water damage was noted on the furnace room walls and ceiling. There are 2 pipes that are running up behind the water heater. Photo 1. It appears that these pipes are the bathroom fan vent and the dryer vent from the lower level. These vents exit the roof near the AC condenser. Photo 2. It appears that these pipes are leaking and causing the water damage on the wall/ceiling. This leaking may also be responsible for the corrosion on the water heater. Photo 3.

Further evaluation is needed to verify the purpose of these pipes and then make all necessary repairs to stop the leaking. Consult with a qualified contractor. It is possible that this leaking is caused by poor roof flashings but we could not see the flashings due to the deck. It is also possible that water is getting into the caps on the roof and running down into the vents.



D. Picture 1



D. Picture 2




D. Picture 3

- |
- |
- |
- |
- |
- |
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- |
- |

E. Flue Condition

Furnace Flue: Metal, Corroded

 The furnace flue should be evaluated for proper drafting by a licensed plumber or HVAC contractor. The flue has corrosion on its exterior which is typically a sign of drafting issues.



E. Picture 1

| | | | | | | | **F. Gas Line Condition**
Gas Line: Black iron, Shut-off present, Sediment trap present

| | | | | | | | | | **G. Combustion Air**
Combustion Air: Insufficient
See notes in water heater section.

| | | | | | | | | | **H. Shut-off Condition**
Furnace Shut-Offs: Tested, Main switch present, Blower door switch present

| | | | | | | | | | **I. Filter Condition**
Filter Type: Disposable
Filter Size: 16x22
The furnace has a disposable filter. We recommend changing filters monthly or whenever they appear dirty. Changing furnace filters is important because dirty filters can cause damage to the mechanical equipment and contribute to poor air quality.

| | | | | | | | | | **J. Humidifier Condition**
Humidifier: Present, Working


| | | | | | | | | | **K. Heat Exchanger Condition**
Heat Exchanger: Limited visibility
Typically only a small percentage of the furnace heat exchanger is visible in a non-invasive inspection. We always recommend a full tune-up and evaluation of the heat exchanger by a licensed HVAC

SAT SIG SAF RR MIN DM QU NIV NP **Items**

contractor who can fully access the heat exchanger prior to the close of attorney review.

| | | | | | | | | **L. Operation**

Operation: Fired, Needs general tune-up and cleaning

 We recommend a full professional tune-up and cleaning of the HVAC system prior to the close of attorney review. This system appears dirty (visible dirt inside machine and/or dirty filter). Furnaces should be tuned-up every fall before heating season and AC systems should be tuned-up every spring before cooling season.

SAT SIG SAF RR MIN DM QU NIV NP **Items**

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10. Laundry

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection if possible. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. If possible the washing machine will run through one cycle. If possible the dryer will be turned on to determine if it is heating. Most dryers will not run through a full cycle when they are empty. If any clothing is present in either the washer or dryer the machines will NOT be tested.

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SAT SIG SAF RR MIN DM QU NIV NP **Items**

| | | | | | | | **A. Laundry Room**

Walls: Drywall

Ceilings: Drywall

Floors: Tile

Doors: Satisfactory

Electrical: Outlet not accessible/testable

| | | | | | | | **B. Washing Machine**

Washing Machine: Ran through cycle, Top loader

| | | | | | | | **C. Laundry Water Supply**

Laundry Water Supply: Not visible, Replace hoses

In general, the water hoses to a washing machine should be replaced approximately every 5 years. We recommend replacing the hoses to this machine.

| | | | | | | | **D. Laundry Drain**

Laundry Drain: Not visible

| | | | | | | | **E. Dryer**

SAT SIG SAF RR MIN DM QU NIV NP **Items**

Dryer: Ran briefly - heated

Dryer Power Source: Gas



F. Combustion Air

Combustion Air: Add wall vent

🏠 There is no air source into the laundry room. Gas dryers need a combustion air source so that the gas can burn properly. Either add a vented (louvered) door or a wall vent to allow for combustion air.



G. Dryer Vent

Dryer Vent: Replace or clean annually, Semi-rigid metal, Crushed, Clean lint from behind machines

🏠 (1) The dryer vent is crushed on top of the machine. Install a new vent to replace the one that is crushed.



G. Picture 1

🏠 (2) There is a large amount of lint behind the machines and between the machines - see photo. Lint is very combustible and is a common cause of house fires. Please clean all lint from behind the machines.



G. Picture 2

(3) Dryer manufacturer's generally recommend that dryer vents (extending from the back of the machine to the exterior) be replaced or fully cleaned (only possible with semi-rigid metal vents) annually. Dryer vents collect lint which is highly flammable; dryer vents are one of the leading causes of house fires. Most people do

SAT SIG SAF RR MIN DM QU NIV NP **Items**

not clean or replace vents so we highly recommend replacing these vents upon taking possession of a property.

SAT SIG SAF RR MIN DM QU NIV NP **Items**

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11. Bathrooms

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SAT SIG SAF RR MIN DM QU NIV NP **Items**



A. General Bathroom

Number of Full Baths: Two



B. Ceiling Condition

Ceiling Material: Drywall



C. Wall Condition

Wall Material: Drywall



D. Floor Condition

Flooring Material: Tile



E. Interior Door Condition

Interior Doors: Satisfactory



F. Window Condition

Window Type: Casement

Window Age: Replacement windows

Window Glass Type: Double-paned

Interior Window Frame Material: Vinyl

Screens: Present all windows



G. Electrical Switch Condition

Electrical Switches: All tested



H. Electrical Fixture Condition

Electrical Fixtures: All tested



I. Electrical Outlet Condition

Electrical Outlets: All tested, GFI protected

SAT SIG SAF RR MIN DM QU NIV NP **Items**

| | | | | | | | | **J. Bathroom Ventilation**
Ventilation: Fan present, Window

| | | | | | | | | **K. HVAC Ductwork Condition**
Supply Ductwork: Present in all bathrooms

| | | | | | | | | **L. Vanity Condition**
Vanity: Satisfactory

| | | | | | | | | **M. Sink Plumbing Condition**
Sink Basin: Porcelain/enamel, Metal
Sink Faucet: Satisfactory
Sink Drain: P-trap, PVC

| | | | | | | | | | **N. Toilet condition**
Toilet Operation: Flushes
Toilet Condition: Very loose at base
 The master bath toilet is very loose. It may be possible to make this repair by tightening the bolts (being very careful not to crack the porcelain), but it is more likely that the wax ring will need to be replaced. Consult with a qualified plumber to make all necessary repairs.

| | | | | | | | | **O. Bathtub Condition**
Tub Type: Plastic, Air jet
Tub Faucet: Satisfactory
Tub Walls: Tile
Tub Caulking: Satisfactory

| | | | | | | | | | | | **P. Shower Condition**
Shower Stall Pan/Floor: Tile/Masonry
Shower Faucet: Satisfactory
Shower Walls: Tile
Shower Head: Satisfactory
Shower Caulking: None
 There is no caulking in the 1st floor or master showers. As a result the grout is cracking and this can lead to leaking. Please caulk wherever two planes meet.

| | | | | | | | | | | **Q. Whirlpool Condition**
Whirlpool: Tested, Could not open access panel, Could not determine if GFI protected

SAT SIG SAF RR MIN DM QU NIV NP

Items

There appears to be an access panel to the whirlpool motor but we could not open the panel because it is behind the bed in the guest room. Therefore we also could not verify that the whirlpool outlet is GFI protected. Once the personal items are removed please open this panel and verify GFI protection. Also check for leaks behind the panel.

| | | | | | | |

R. Water Pressure/Drainage

Water Pressure: Normal

Drainage: Normal

SAT SIG SAF RR MIN DM QU NIV NP

Items

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12. Kitchen

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. The following kitchen appliances/accessories are not tested: microwaves, coffee/espresso machines, trash compactors, ice makers, beverage refrigerators.

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SAT SIG SAF RR MIN DM QU NIV NP

Items

| | | | | | | |

A. General Kitchen

| | | | | | | |

B. Ceiling Condition

Ceiling Material: Drywall

| | | | | | | |

C. Wall Condition

Wall Material: Drywall

| | | | | | | |

D. Floor Condition

Flooring Material: Hardwood

| | | | | | | |

E. Interior Door Condition

| | | | | | | |

F. Electrical Switch Condition

Electrical Switches: All tested

| | | | | | | |

G. Electrical Fixture Condition

Electrical Fixtures: All tested


| | | | | | | |

H. Electrical Outlet Condition

SAT SIG SAF RR MIN DM QU NIV NP

Items

Electrical Outlets: All tested, GFI protected, Mis-wired - hot/neutral reversed

 The outlet to the left of the refrigerator (marked with blue tape) is mis-wired. In this case, the hot and neutral wires are reversed. This can lead to a safety hazard at the outlet. Consult with a qualified electrician to repair the wiring.

 | | | | | | | | **I. HVAC Ductwork Condition**

Supply Ductwork: Present

 | | | | | | | | **J. Cabinet Condition**

Cabinetry: Wood/wood veneer

 | | | | | | | | **K. Counter Top Condition**

Counters: Granite

Granite should only be cleaned with a stone cleaner or mild dish soap. Do not use any cleaners with vinegar or ammonia because they will remove the seal on the stone.

| | | |  | | | | **L. Sink Plumbing Condition**

Sink Basin: Stainless Steel

Sink Faucet: Satisfactory

Sink Faucet Sprayer: None

Other Faucet Accessories: Water filter

Sink Drain: P-trap, PVC, Corrugated PVC

The kitchen drain is corrugated PVC. This type of drain piping can lead to slow drainage. We recommend replacing with solid piping. See photo



L. Picture 1

SAT SIG SAF RR MIN DM QU NIV NP **Items**

| | | | | | | |

M. Appliance Condition

Disposal: Functional

Dishwasher: Functional, Dishwasher drains through disposal

Refrigerator: Functional, Ice maker present

Oven: Functional

Cook top: Functional

Exhaust Fan: Hood, Exhausts outside

The dishwasher drain is running into the disposal. This type of connection is not recommended because it creates a cross-connect between the two appliances. If the disposal is clogged and the dishwasher is running, it is possible to pull bacteria out of the disposal and into the dishwasher. Consult with a qualified plumber to connect the dishwasher drain properly (outside of the disposal).

| | | | | | | |

N. Water Pressure and Drainage

Water Pressure: Normal

Drainage: Normal

SAT SIG SAF RR MIN DM QU NIV NP **Items**

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13. Interior

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SAT SIG SAF RR MIN DM QU NIV NP **Items**

| | | | | | | |

A. Entry Door Condition

Front Entry Doors: Satisfactory, Wood, Metal

| | | | | | |

B. Ancillary Door Condition

Ancillary Entry Doors: Wood, Metal

Screen/Storm Doors: Metal, Wood

There is some very minor water damage in the lower corner of the patio door. See photo. We cannot determine if this is from leaving the door open or if it is because there is a little leaking in the corner. Monitor for leaking and make any necessary repairs to stop leaking.

SAT SIG SAF RR MIN DM QU NIV NP **Items**



B. Picture 1

| | | | | | | |

C. Ceiling Condition

Ceiling Material: Drywall

| | | | | | | |

D. Wall Condition

Wall Material: Drywall

| | | | | | | |

E. Floor Condition

Flooring Material: Hardwood, Carpet, Tile

| | | | | | | |

F. Interior Door Condition

Interior Doors: Sample tested

| | | | | | | |

G. Window Condition

Window Type: Fixed pane, Single-hung, Double-hung, Sliders, Difficult to open/close

Window Age: Appear original

Window Glass Type: Double-paned

Interior Window Frame Material: Wood, Metal

Screens: Sample evaluated, Present most windows

(1) We were unable to open the 2 larger windows in the 1st floor family room. We never force windows open so as not to cause damage. Adjust these windows as necessary so they open/close properly.

(2) Some screens are missing. Please install all screens for final walk through and verify proper fit and good condition. Master bedroom

(3) The wood windows in the guest bedroom and top floor have some frame deterioration visible. There is also a very small amount of a mold-like substance visible on the frames. This is probably from condensation in the winter. Monitor these windows for leaking and deterioration. Expect to replace at any time (3 windows in guest room and 4 windows on top floor).

The sliding window on the top floor is painted shut.

| | | | | | | | **H. Electrical Switch Condition**

Electrical Switches: Sample tested

| | | | | | | | **I. Electrical Fixture Condition**

Electrical Fixtures: Sample tested, Light bulbs appear burned out

Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.

| | | | | | | | **J. Electrical Outlet Condition**

Electrical Outlets: Sample tested, Three-pronged, grounded, Loose
Secure the loose floor outlets in the master bedroom.


| | | | | | | | **K. Ceiling Fan Condition**

Ceiling Fans: All tested

The light in the master ceiling fan did not turn on. Replace bulb and retest.

| | | | | | | | **L. Closets**


Closets: Exposed light bulbs

 The light fixtures in the closets do not have a cover or globe over the light bulb. Uncovered closet light bulbs can lead to fires when the fixtures are too close to shelving and combustibles. We highly recommend replacing all closet light fixtures with fluorescent lights that have covers over the bulbs. Consult with a qualified contractor.

| | | | | | | | **M. HVAC Ductwork Condition**

Return Ductwork: Other

Supply Ductwork: Satisfactory

 We were unable to locate a cold air return on the bedroom level. Once furniture is removed check for the presence of a cold air return. Without a return on each floor air circulation will be poor.

| | | | | | | | **N. Other Heat Source/Radiators**

Other heating and cooling sources: Electric heating coils in flooring

This home has electric heating coils under the lower level family room floor. These coils typically take 5 to 6 hours to heat so they cannot be tested during a home inspection. We recommend asking the sellers to turn on the coils prior to the final walk through so that the floor will be properly heated. The system did appear to turn on.

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14. Stairs

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SAT SIG SAF RR MIN DM QU NIV NP Items

<input checked="" type="checkbox"/>									A. General Stairs Location of Stairs: Interior to second floor, Interior to third floor, Interior to fourth floor
<input checked="" type="checkbox"/>									B. Riser Condition Stair Risers: Satisfactory
<input checked="" type="checkbox"/>									C. Tread Condition Stair Treads: Satisfactory
<input checked="" type="checkbox"/>									D. Railings Railings: Present

SAT SIG SAF RR MIN DM QU NIV NP Items

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15. Smoke and Carbon Monoxide Detectors

We do not test smoke and carbon monoxide detectors. We only check for their presence or absence. We highly recommend that smoke and carbon monoxide detectors be present on each floor of a home and within 15 feet of each bedroom. Smoke detectors should also be present in garages as applicable. Fire extinguishers should be present on each floor, in kitchens, in basements, in common stairwells and in garages. All detectors should be tested monthly for proper functionality.

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SAT SIG SAF RR MIN DM QU NIV NP Items

<input checked="" type="checkbox"/>									A. Smoke Detectors Smoke Detectors: Satisfactory
		<input checked="" type="checkbox"/>							B. Carbon Monoxide Detectors Carbon Monoxide Detectors: Missing first floor Install a carbon monoxide detector on the first floor.

SAT SIG SAF RR MIN DM QU NIV NP Items

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