

Property Inspection Report



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410 North Washington Street
Inspection Prepared For: Billie Egan
Agent:

Date of Inspection: 10/18/2024

Year Built: 181 Size: 1420

Weather:

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary	4-6
Overview	7
House Photos	7
Grounds	8-11
Roof	12-13
Exterior	14-18
Living Room	19-20
Fireplace	21
Kitchen	22-24
Storage off Kitchen	25
Laundry Room	26-27
Bathroom 1	28-31
Bedroom 1	32-33
Stairs, Steps, Hallways	34
Bedroom 2	35-36
Bedroom 3	37-39
Bedroom 4	40-41
Attic/Structure/Framing/Insulation	42-45
Smoke/Carbon Monoxide Detectors	46
Basement	46-48
Plumbing	49-51

Water Heater	52-53
Heating System	54-55
Electric - Main Panel	56-57
Glossary	58



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 10 Item: 5	Patio	<ul style="list-style-type: none"> • There is a trip hazard present on the patio. Recommend a licensed contractor repair or replace.
Page 11 Item: 9	Landscape Affecting Foundation	<ul style="list-style-type: none"> • There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.
Page 11 Item: 10	Retaining Wall	<ul style="list-style-type: none"> • The retaining wall is in poor condition, and is a safety hazard. Recommend a licensed contractor replace the wall.
Page 12 Item: 11	Hose Bibs	<ul style="list-style-type: none"> • Hose faucet was shut-off and not tested. A licensed plumber should be contacted to turn on the water and verify the proper operation of the hose bib.
Exterior		
Page 15 Item: 4	Trim	<ul style="list-style-type: none"> • There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.
Page 17 Item: 9	Windows/Screens	<ul style="list-style-type: none"> • There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.
Page 17 Item: 10	Storm Windows	<ul style="list-style-type: none"> • Some damaged storm window(s) and screen(s) were evident. Recommend repair/replacement.
Page 17 Item: 13	Exterior Receptacles	<ul style="list-style-type: none"> • There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.
Living Room		
Page 21 Item: 8	Windows	<ul style="list-style-type: none"> • There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.
Kitchen		
Page 23 Item: 4	Plumbing	<ul style="list-style-type: none"> • There is an installed S Trap in the kitchen. S Traps can siphon themselves dry which will allow sewer gases to enter the home. To prevent gases from entering the home, fill the trap with water. In addition, we recommend a licensed plumber replace the trap for proper drainage.
Page 24 Item: 6	Windows	<ul style="list-style-type: none"> • The window is damaged in the kitchen. Recommend a professional contractor repair or replace as needed.
Page 25 Item: 9	Appliances	<ul style="list-style-type: none"> • There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. • There is at least one receptacle in the kitchen with reverse polarity, which is a safety concern. Recommend a licensed electrician repair. • There is an energized wire in the base cabinet of the sink that is not in a box, it is on a switched circuit located behind the sink area on the back splash. Recommend repair by a licensed electrician.

Bathroom 1		
Page 31 Item: 13	Receptacles	<ul style="list-style-type: none"> GFCI receptacles are not installed within six feet of water in bathroom 1, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
Bedroom 1		
Page 34 Item: 9	Window(s)	<ul style="list-style-type: none"> The window has cracked glass. Recommend repair/replacement by a professional contractor as needed.
Bedroom 2		
Page 36 Item: 5	Electrical	<ul style="list-style-type: none"> Open ground exists at the receptacles in bedroom 2, which is a safety hazard. Recommend a licensed electrician repair. Only 1 outlet located in this bedroom. Suggest contacting licensed electrician to discuss additional receptacles being installed for modern functionality.
Page 37 Item: 9	Window(s)	<ul style="list-style-type: none"> There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.
Bedroom 3		
Page 39 Item: 5	Electrical	<ul style="list-style-type: none"> Open ground exists at the receptacles in bedroom 3, which is a safety hazard. Recommend a licensed electrician repair.
Bedroom 4		
Page 41 Item: 7	Bedroom Egress	<ul style="list-style-type: none"> Windows are located at floor level in bedroom 4, which is a major safety concern. Recommend a licensed contractor repair.
Page 42 Item: 9	Window(s)	<ul style="list-style-type: none"> There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.
Attic/Structure/Framing/Insulation		
Page 45 Item: 17	Attic/Structure/Framing/Insulation: Other	<ul style="list-style-type: none"> Pests are not part of the home inspection. However, there is evidence of rodent feces in the attic, which is a safety concern. Recommend a professional exterminator be consulted.
Smoke/Carbon Monoxide Detectors		
Page 46 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications. At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
Basement		
Page 48 Item: 4	Drainage	<ul style="list-style-type: none"> There is water present in the basement - recommend evaluation by a licensed contractor before closing. Repair as needed.
Page 49 Item: 9	Electrical	<ul style="list-style-type: none"> Extension cord wiring is installed in the basement. Using extension cords as permanent wiring is a safety concern. Recommend a licensed electrician repair. There are open junction boxes in the basement, which is a potential safety concern. Recommend a licensed electrician repair.
Plumbing		
Page 51 Item: 7	Drain/Waste/Vent Pipe	<ul style="list-style-type: none"> Some of the plastic drain piping, as seen in the basement, is supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the metal hangers with proper plastic hangers.

Water Heater

Page 53 Item: 9	Comments	<ul style="list-style-type: none">• The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Recommend reducing the temperature. Consult a professional contractor as needed.
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Heating System

Page 55 Item: 12	Operation	<ul style="list-style-type: none">• The furnace was in poor condition. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.• The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.
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Electric - Main Panel

Page 57 Item: 9	Branch Wire	<ul style="list-style-type: none">• The electrical panel cover was missing some screws. Recommend adding proper screws to secure panel cover.
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Overview

1. Scope of Inspection

• All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces west.

3. State of Occupancy

• Occupied

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

• Older

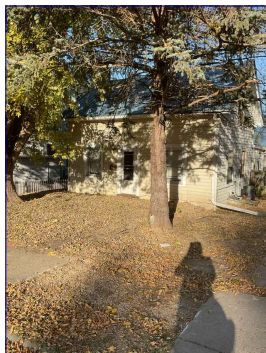
House Photos

1. House Photo's

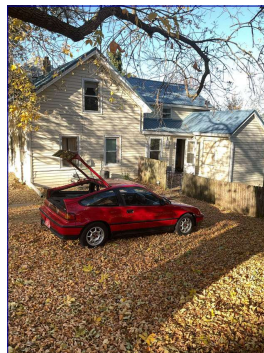


Observations:

- The front of the house
- The side of the house
- The back of the house



The front of the house



The side of the house



The side of the house

House Photos (continued)



The back of the house

Grounds

1. Service Walks



Materials

- Concrete

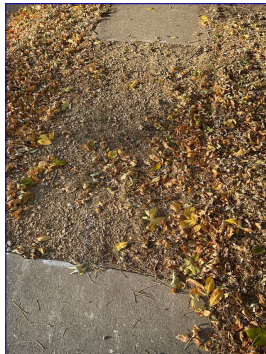
Condition

- Typical cracks
- Public sidewalk needs repair

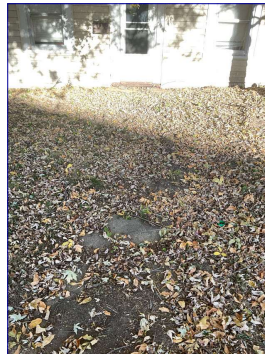
Comments

- The Service Walk View

• The public sidewalk is damaged. Potential liability for the homeowner. Recommend repairing or replacing the damaged slabs. Consult a professional contractor as needed.



The public sidewalk is damaged. Potential liability for the homeowner. Recommend repairing or replacing the damaged slabs. Consult a professional contractor as needed.

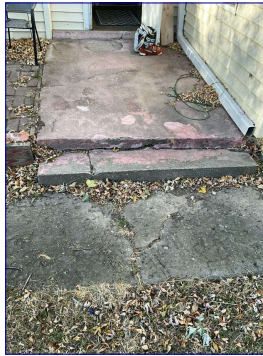


Front walkway appears to be missing



The Service Walk View

Grounds (continued)



The walkways had some settling but were usable. Recommend monitoring for tripping hazards or sloping towards the home. Consult a licensed contractor for repair or replacement as needed.

2. Driveway/Parking

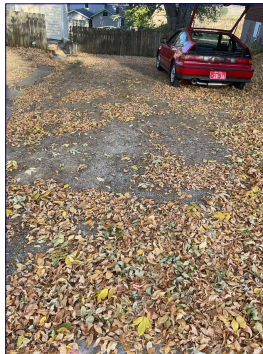


Materials:

- Gravel/Dirt

Observations:

- The Driveway View



Driveway is integrated in the yard. Some gravel is present but overgrown.

3. Porch



4. Steps/Stoop



Materials:

- Concrete

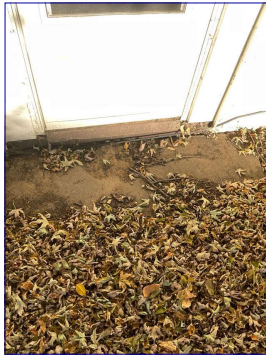
Condition:

- Uneven risers
- Cracked
- Settled

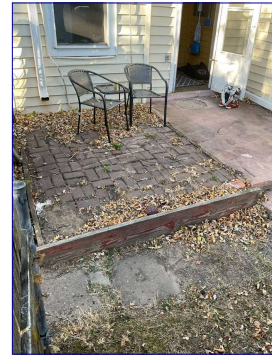
Observations:

- The Steps/Stoop View

Grounds (continued)



The Steps/Stoop View



The steps were settled but are in usable condition. Recommend a licensed contractor repair as needed.

5. Patio



Materials:

- Brick

Observations:

- There is a trip hazard present on the patio. Recommend a licensed contractor repair or replace.



There is a trip hazard present on the patio. Recommend a licensed contractor repair or replace. It appears the wood holding brick patio is decayed and no longer functional. This is a safety hazard that should be addressed.

6. Deck/Balcony



7. Deck/Porch/Patio Covers



8. Fence/Wall



Materials:

- Wood
- Metal

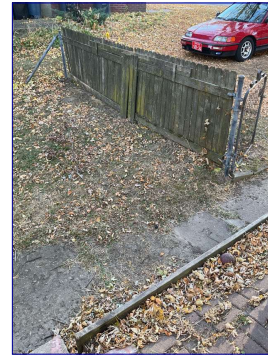
Condition:

- Gate not operable

Observations:

- The fence has some damage. Recommend consulting with a professional contractor for regular maintenance repairs.

Grounds (continued)



The Fence View

The fence has some damage. Recommend consulting with a professional contractor for regular maintenance repairs.

9. Landscape Affecting Foundation



- Negative grade: West
- Wood in contact with/improper clearance to soil

Condition:

- Trim back trees/shrubberies

Observations:

- There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.
- There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it doesn't come into contact with the home.
- There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.



Tree branches rubbing on siding.

There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.

10. Retaining Wall



Materials:

- Rock/Boulder

Condition:

- Leaning/Cracked/Bowed

Observations:

- The Retaining Wall View

- The retaining wall is in poor condition, and is a safety hazard. Recommend a licensed contractor replace the wall.

Grounds (continued)



Dry stacked stone is not stable. Recommend evaluation by a qualified professional.

11. Hose Bibs



Hose Bibs:

- No, not operable

Condition:

- No anti-siphon valve
- Recommend anti-siphon valve

Observations:

- Hose faucet was shut-off and not tested. A licensed plumber should be contacted to turn on the water and verify the proper operation of the hose bib.

Roof

1. Roof View



The Roof View

2. Roof General: Visibility

Visibility:

- Limited by: Height

Inspected From:

- Ground

Roof (continued)

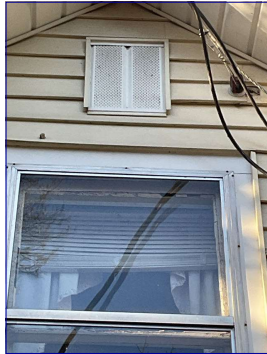
3. Roof Style: Type/Style

Type/Style:
• Metal

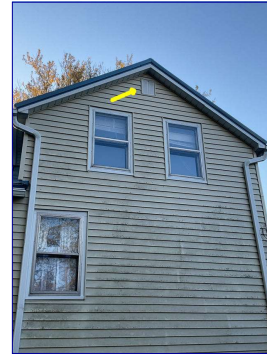
4. Ventilation System



Type:
• Gable vents present in 2 locations
Observations:
• The Gable Vent



The Gable Vent south



The Gable Vent east

5. Flashing



Materials:
• Painted steel

6. Valleys



7. Condition of Roof Covering



8. Skylights

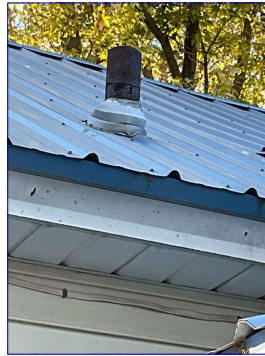


9. Vents



Observations:
• The Plumbing Vent(s)

Roof (continued)



The Plumbing Vent(s)

Exterior

1. Chimney Chase



General:

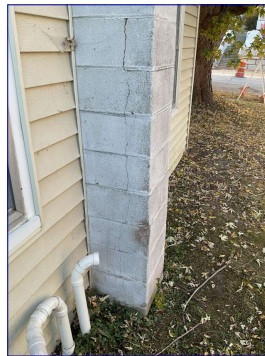
- Location: North Side of Roof
- Viewed From: Ground (Inspection Limited)
- Rain Cap/Spark Arrestor: No
- Chase: Brick

Observations:

- Flue: Tile
- Some cracking of concrete block.

Observations:

- A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.



Cracking of concrete block. Monitor and address if necessary.

2. Gutters



Materials:

- Galvanized/Aluminum

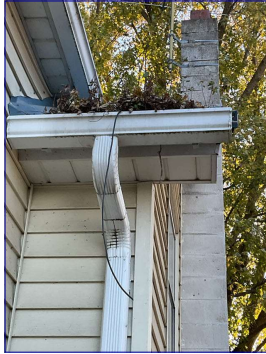
Condition:

- Dirty, needs cleaning
- Gutter section missing over back entry area. Suggest evaluation and repair by a gutter specialist.
- Attachment: Loose

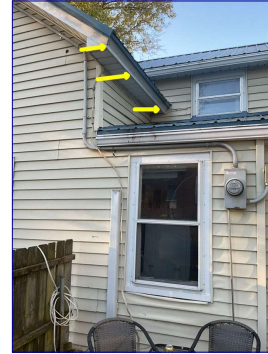
Observations:

- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.

Exterior (continued)



The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.



Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation. Facia has holes where gutters were previously installed.

3. Siding



Materials:

- Metal/Vinyl

Condition:

- Loose/Missing/Holes

Observations:

- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.
- The vinyl siding had mildew staining. Recommend a professional contractor clean the siding to prevent premature age fading and discoloration.



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.

4. Trim



Materials:

- Aluminum/Steel

Observations:

- There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.

Exterior (continued)



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.

5. Soffit



Materials:

- Aluminum/Steel

Observations:

- The soffit had some holes/damage. Recommend repairs be made by a licensed contractor. See photo included in gutter section. Other soffit areas appear satisfactory.

6. Fascia



Materials:

- Aluminum/Steel

7. Flashing



Materials:

- Aluminum/Steel



The exterior flashing needed repair in one or more areas. Recommend a licensed contractor repair to prevent additional damage.

8. Caulking



Condition:

- Caulking needed

Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

Exterior (continued)

9. Windows/Screens



Materials:

- Wood

Condition:

- Windows: Recommend repair/painting
- Screens: Not installed

Observations:

- Some window screens are not installed. Install window screens as needed.
- **There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.**

10. Storm Windows



Materials:

- Metal

Observations:

- **Some damaged storm window(s) and screen(s) were evident. Recommend repair/replacement.**

11. Slab-On-Grade Foundation



12. Service Entry



Location:

- Overhead

Observations:

- **Recommend a licensed electrician/utility company trim the branches away from the roof electric supply lines to the house. This is a safety concern.**



The electrical service drop



Recommend a licensed electrician/utility company trim the branches away from the roof electric supply lines to the house. This is a safety concern.

13. Exterior Receptacles



Receptacles/Condition:

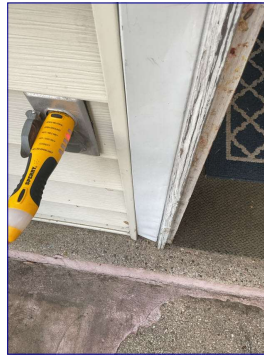
- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: No
- Recommend GFCI receptacles
- Open ground(s)

Observations:

- There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.

- **There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.**

Exterior (continued)



There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.

14. Building Exterior Wall Construction



- Materials:
- Not Visible

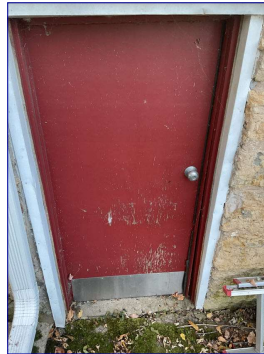
15. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Satisfactory
- Rear door condition: Marginal
- Other door one condition: Poor
- Other door two condition: Poor
- Other door two weatherstripping: Marginal



Doors on east end of house upper level with no structure around it. Door is not attached by hinges. Recommend further evaluation



The entry door is weathered. Recommend a professional contractor paint or stain to protect from further damage.



The entry door glass it's not tempered/safety glass. Recommend a professional contractor to replace with tempered/safety glass. This is a safety concern.

Exterior (continued)



The entry door glass it's not tempered/safety glass. Recommend a professional contractor to replace with tempered/safety glass. This is a safety concern.

Living Room

1. Location

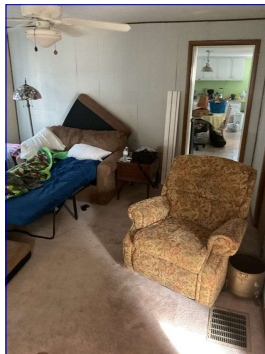


Location:

- First floor

Observations:

- The Living Room View



The Living Room View



The Living Room View

2. Walls & Ceiling



Condition:

- Typical cracks



Paneling on south wall coming off, suggest repair or replacement by a qualified professional.

Living Room (continued)

3. Floor



4. Ceiling Fan



Unsure of ceiling fan mounting, fans should be installed on a proper box rated for a fan.

5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are loose receptacles present in the living room, which is a potential safety concern. Recommend a licensed electrician repair.



There are loose receptacles present in the living room, which is a potential safety concern. Recommend a licensed electrician repair.

6. Heating Source

- Heating source present: Yes



Living Room (continued)

7. Doors



Suggest installation of a deadbolt lock on all exterior doors for security.

8. Windows

Observations:



- There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.



There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.

9. Other



Fireplace

1. Location

Location:

- Living room



Fireplace (continued)

2. Type



3. Material



Material:
• Masonry

4. Miscellaneous



Miscellaneous:
• Fireplace could not be inspected as it is covered by painted plywood.



Nonfunctional fireplace.

5. Mantel



Materials:
• Secure

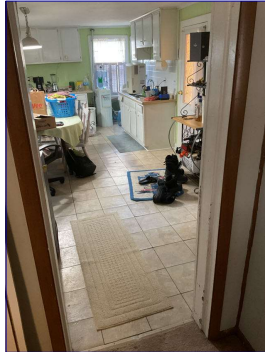
6. Fireplace



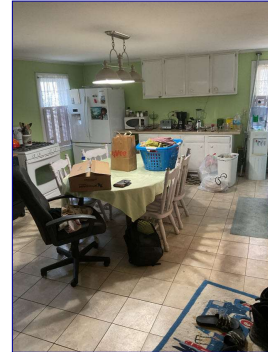
Fireplace:
• Not evaluated

Kitchen

1. Kitchen Photo



The Kitchen View



The Kitchen View

2. Countertops



Condition:

- Recommend repair/caulking

Observations:

- The caulk was missing dried or cracked. Recommend replacing the caulking in the kitchen.

3. Cabinets



Condition:

- Normal counter top wear and tear

Observations:

- The kitchen cabinet drawers were in need of repair. Recommend repairing or replacing as needed.



The kitchen cabinet drawers were in need of repair. Recommend repairing or replacing as needed.

4. Plumbing

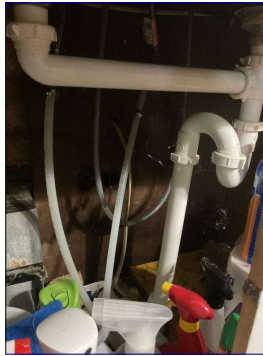


- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- There is an installed S Trap in the kitchen. S Traps can siphon themselves dry which will allow sewer gases to enter the home. To prevent gases from entering the home, fill the trap with water. In addition, we recommend a licensed plumber replace the trap for proper drainage.

Kitchen (continued)



There is an installed S Trap in the kitchen. S Traps can siphon themselves dry which will allow sewer gases to enter the home. To prevent gases from entering the home, fill the trap with water. In addition, we recommend a licensed plumber replace the trap for proper drainage.

5. Walls & Ceiling



6. Windows



Condition:

- Cracked
- Screen missing/damaged

Observations:

- There is broken or missing hardware at the kitchen window. Recommend a professional contractor repair.
- [The window is damaged in the kitchen. Recommend a professional contractor repair or replace as needed.](#)

7. Heating/Cooling Source

- Heating source: Yes



8. Floor



Floor:

- Sloping

Kitchen (continued)

9. Appliances



Appliances:

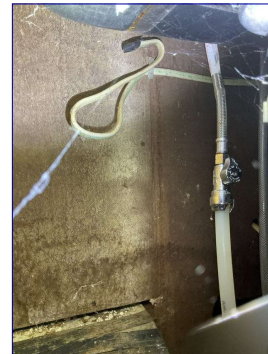
- Oven, operable: Yes
- Range, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: Potential Safety Hazard

Observations:

- There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.
- GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
- Multi-tap electrical receptacles are present in the kitchen. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician evaluate and repair.
- There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- There is at least one receptacle in the kitchen with reverse polarity, which is a safety concern. Recommend a licensed electrician repair.
- There is an energized wire in the base cabinet of the sink that is not in a box, it is on a switched circuit located behind the sink area on the back splash. Recommend repair by a licensed electrician.



There is at least one receptacle in the kitchen with reverse polarity, which is a safety concern. Recommend a licensed electrician repair.



There is an open junction box in a kitchen cabinet, which is a safety concern. Recommend a licensed electrician install a cover plate.

Storage off Kitchen

1. Location

Location:

- First floor



2. Walls & Ceiling

Condition:

- Typical cracks
- Damage



Storage off Kitchen (continued)

3. Floor



Condition:
• Slopes

4. Ceiling Fan



5. Electrical



Condition:
• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes

6. Heating Source



• Heating source present: Yes

7. Doors



Observations:
• The door strike plate is missing. Recommend installing a strike plate to help prevent damage to the door frame.

8. Windows



Condition:
• None

9. Other



Laundry Room

1. Doors/Walls/Ceiling

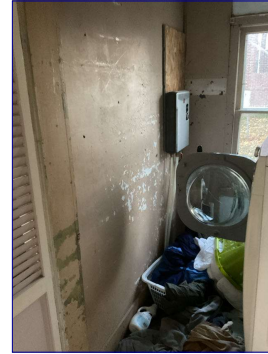


Observations:
• The Laundry Room

Laundry Room (continued)



The Laundry Room



The Laundry Room flaking paint. Possibly contains lead.

2. Window



Installed:

- Yes

Observations:

- The window has cracked glass in the laundry room. Recommend a professional contractor repair or replace the window.

3. Laundry Sink



4. Heat Source Present



Heat Source Present:

- No

5. Room Vented



Room Vented:

- Yes

6. Dryer Vented



Dryer Vented:

- N/A

7. Electrical



Electrical:

- GFCI present: Yes

Laundry Room (continued)

8. Appliances

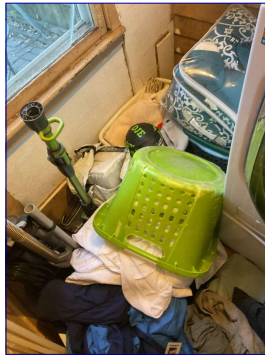


Appliances:
• Washing machine

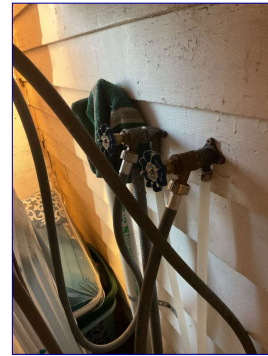
9. Washer Hook-up Lines



Washer Hook-up Lines:
• Not visible



Unable to inspect hookup



Laundry, washer hook-up view

10. Gas Shut-off Valve



Bathroom 1

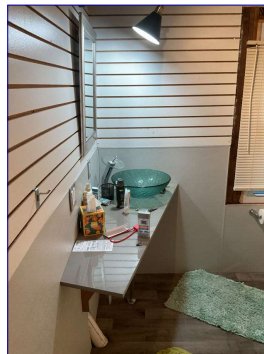
1. Location



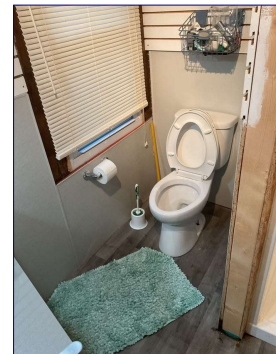
Location:
• First floor bath



Bathroom 1 View



Bathroom 1 View

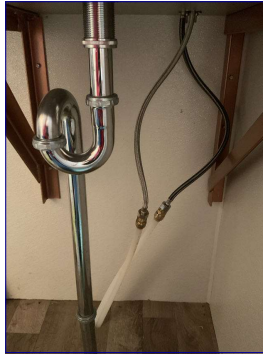


Bathroom 1 View

Bathroom 1 (continued)

2. Sinks

- Faucet leaks: No



The bathroom plumbing view. S trap present, no shut off valve under sink. S traps can siphon and cause sewer gas to enter the home.

3. Bathtubs

- Bathtubs: N/A



4. Showers

- Showers:
- Recommend caulking at the shower area
 - Faucet leaks: No
 - Pipes leak: Not visible



Recommend caulking/grouting in the shower and tub area to help prevent damage from water penetration. Missing paneling on ceiling and rear wall recommend insulation by a qualified contractor.

5. Toilet

- Bowl loose: No
- Operable: Yes



Bathroom 1 (continued)

6. Whirlpool



7. Shower/Bathtub Area



Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: Yes



No caulk or flashing to protect subfloor from water damage. Signs of water damage from shower area, replacing shower curtain by homeowner may reduce likelihood of further damage.

8. Drainage



9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- Walls

Observations:

- There is staining on the bathroom walls. There was no current moisture at the time of the inspection. Monitor and repair as needed.

Bathroom 1 (continued)



There is staining on the bathroom walls. There was no current moisture at the time of the inspection. Monitor and repair as needed.

11. Doors

Observations:

- The bathroom door is damaged. Recommend a professional contractor repair or replace the door.



12. Window



Newer replacement window, missing trim and wall covering. Suggest finishing by a qualified professional.

13. Receptacles

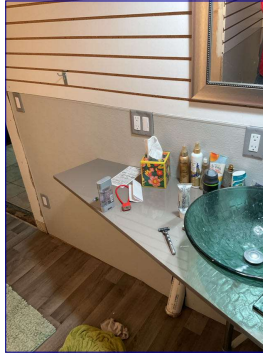
- Present: Yes
- Operable: Yes
- GFCI present: No
- Recommend GFCI

Observations:

- GFCI receptacles are not installed within six feet of water in bathroom 1, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



Bathroom 1 (continued)



GFCI receptacles are not installed within six feet of water in bathroom 1, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

14. Heat Source Present



Heat Source:
• Yes

15. Exhaust Fan



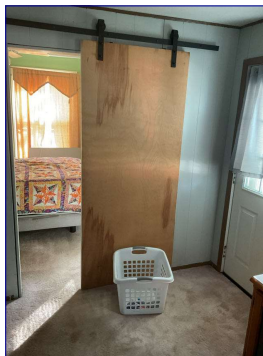
Exhaust Fan:
• No

Bedroom 1

1. Location



Location:
• First floor



Bedroom 1 View

Bedroom 1 (continued)

2. Walls & Ceiling



Walls & Ceiling:

- Typical cracks

Observations:

- There are holes present in the wall/ceiling. Recommend repairing.
- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No



Open exposed energized wires in ceiling. Recommend removal by a qualified electrician.

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Bedroom 1 (continued)

8. Door



Sliding barn style door will not open fully as it drags on the living room floor, also no stop or hardware. Suggest evaluation and corrections.

9. Window(s)

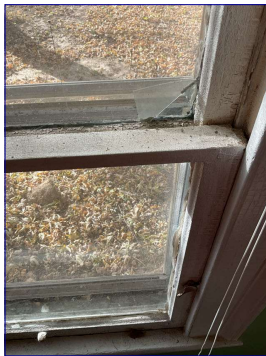


Windows:

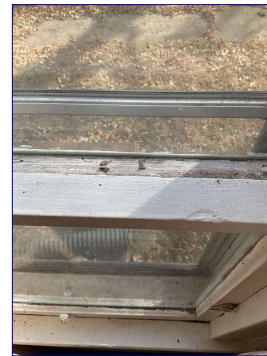
- Cracked glass
- Missing/Damaged screen

Observations:

- [The window has cracked glass. Recommend repair/replacement by a professional contractor as needed.](#)



The window has cracked glass. Recommend repair/replacement by a professional contractor as needed.



Missing glazing and no counterweight or spring.

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

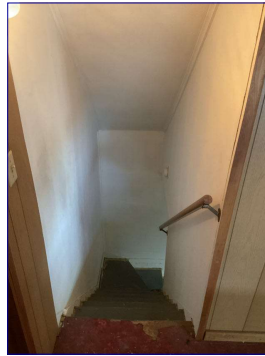


Stairs, Steps, Hallways:

- Stairs condition: Safety hazard
- Risers/Treads: Marginal

- Stairs are sloped to the east. Treads at corner are soft. Recommend evaluation by a qualified contractor.

Stairs, Steps, Hallways (continued)



The Hallway View

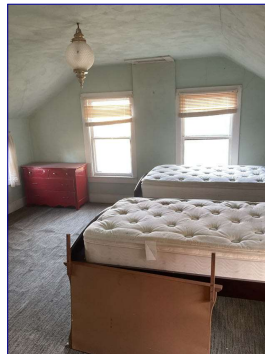
Bedroom 2

1. Location

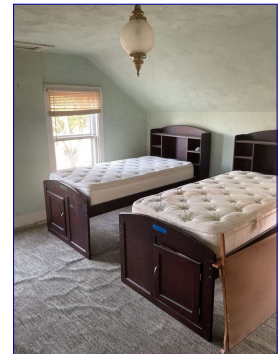
- Location:
- Second floor



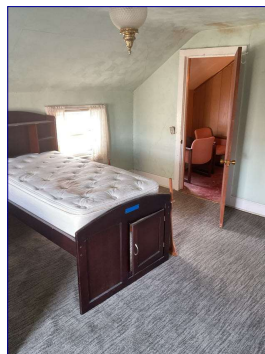
Bedroom 2 View



Bedroom 2 View



Bedroom 2 View



Bedroom 2 View

Bedroom 2 (continued)

2. Walls & Ceiling



Walls & Ceiling:

- Typical cracks
- Moisture stains on the ceiling

Observations:

- There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.
- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor



Floor:

- Slopes

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Safety Hazard

Observations:

- Open ground exists at the receptacles in bedroom 2, which is a safety hazard. Recommend a licensed electrician repair.
- Only 1 outlet located in this bedroom. Suggest contacting licensed electrician to discuss additional receptacles being installed for modern functionality.



Open ground exists at the receptacles in bedroom 2, which is a safety hazard. Recommend a licensed electrician repair.



Wall switch not properly installed, large safety hazard. Suggest replacement by a licensed electrician.

6. Heating Source Present



Heating Source:

- Yes

Bedroom 2 (continued)

7. Bedroom Egress



Egress:

- Egress restricted: Yes

Observations:

- The bedroom egress is restricted in bedroom 2, which is a safety concern. Recommend a licensed contractor repair.

8. Door



Observations:

- The bedroom door would not latch. Recommend a professional contractor repair as needed.

9. Window(s)



Windows:

- Cracked glass
- Broken/Missin hardware

Observations:

- One or more window springs are broken. Recommend a professional contractor repair.
- [There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.](#)

Bedroom 3

1. Location

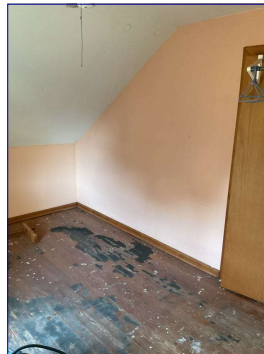


Location:

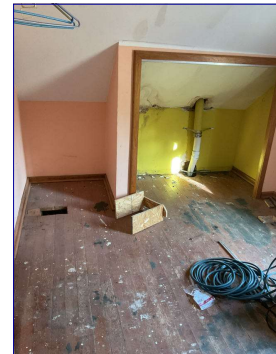
- Second floor



Bedroom 3 View

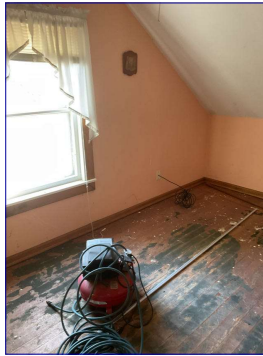


Bedroom 3 View



Bedroom 3 View

Bedroom 3 (continued)



Bedroom 3 View

2. Walls & Ceiling

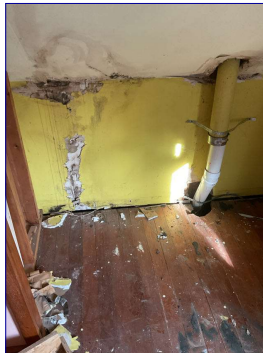


Walls & Ceiling:

- Typical cracks
- Damage
- Moisture stains on the wall
- Moisture stains on the ceiling

Observations:

- There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.
- There are stains on the walls. Monitor and repair as needed.
- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



There is staining on the bedroom ceiling. A slightly higher moisture reading found near damage at the time of the inspection. Monitor and repair as needed.

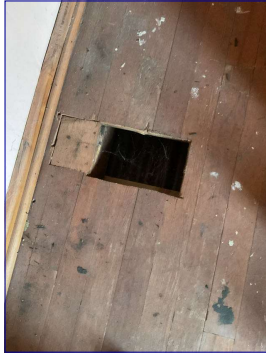
3. Floor



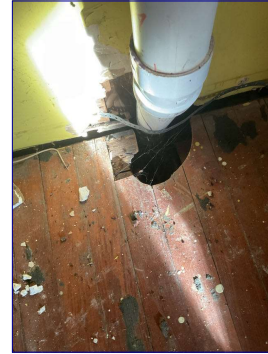
Floor:

- There are holes located in the floor creating a significant safety hazard.

Bedroom 3 (continued)



Holes in floor



Holes in floors

4. Ceiling Fan



Ceiling Fan:

- Ceiling fan is installed but has no light. Ceiling fans are to be mounted on an approved box,



Fan does not appear to be mounted to a proper box. Suggests review by a licensed electrician.

5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Multi-tap electrical receptacles present in bedroom 3. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician repair.
- Only 1 outlet located in this bedroom. Suggest contacting licensed electrician to discuss additional receptacles being installed for modern functionality.
- [Open ground exists at the receptacles in bedroom 3, which is a safety hazard. Recommend a licensed electrician repair.](#)

6. Heating Source Present



Heating Source:

- No

7. Bedroom Egress



Egress:

- Egress restricted: No

Bedroom 3 (continued)

8. Door



Doors:

- Broken/Missing hardware

Observations:

- Closet door guide was damaged/missing. Closet door guides will help prevent damage to the closet doors. Recommend installing closet door guides.
- The door strike plate is missing. Recommend installing a strike plate to help prevent damage to the door frame.
- The bedroom door would not latch. Recommend a professional contractor repair as needed.

9. Window(s)



Windows:

- Broken/Missin hardware

Observations:

- One or more window springs are broken. Recommend a professional contractor repair.
- The window latch is inoperative/broken. Recommend a professional contractor repair.

Bedroom 4

1. Location

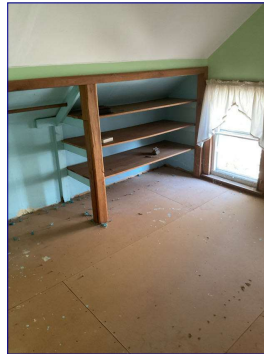


Location:

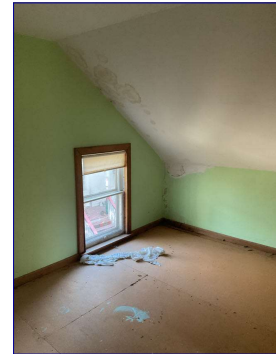
- Second floor



Bedroom 4 View



Bedroom 4 View



Bedroom 4 View



Bedroom 4 View



Bedroom 4 View

Bedroom 4 (continued)

2. Walls & Ceiling



Walls & Ceiling:

- Damage
- Moisture stains on the wall
- Moisture stains on the ceiling
- Moisture stains on the floor

Observations:

- There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.
- There are stains on the walls. Monitor and repair as needed.

3. Floor



Floor:

- Tripping Hazard

Observations:

- Carpets removed but staples are still in the subfloor, recommend removal for safety.

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes

Observations:

- Only 1 2 prong outlet located in this bedroom. Suggest contacting licensed electrician to discuss additional receptacles being installed for modern functionality.

6. Heating Source Present



Heating Source:

- No

7. Bedroom Egress



Egress:

- Egress restricted: No

Observations:

- [Windows are located at floor level in bedroom 4, which is a major safety concern. Recommend a licensed contractor repair.](#)

Bedroom 4 (continued)



The bedroom windows are located at floor level in bedroom 4, which is a safety concern. Recommend a licensed contractor repair.

8. Door



Doors:

- Broken/Missing hardware
- Holes in door(s)

Observations:

- Closet door guide was damaged/missing. Closet door guides will help prevent damage to the closet doors. Recommend installing closet door guides.
- There is a hole in the door. Recommend a professional contractor repair or replace as needed.
- The door strike plate is missing. Recommend installing a strike plate to help prevent damage to the door frame.
- The bedroom door would not latch. Recommend a professional contractor repair as needed.

9. Window(s)



Windows:

- Cracked glass
- Broken/Missing hardware
- Missing/Damaged screen

Observations:

- There is cracked glass on at least one window. Recommend a licensed contractor replace the window pane.

Attic/Structure/Framing/Insulation

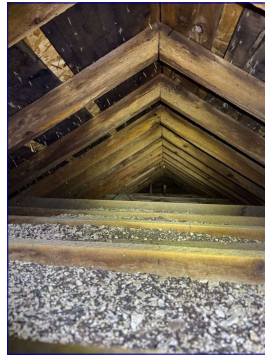
1. Access to Attic/Inspected From/Location



Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Access panel
- Location: bedroom 2

Attic/Structure/Framing/Insulation (continued)



The Attic View

2. Flooring

Flooring:
• None

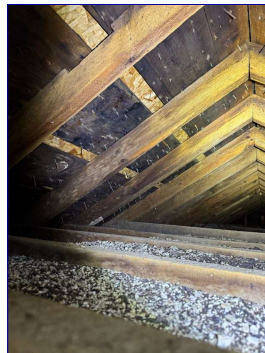
3. Insulation



Materials:
• Missing
• Recommend additional insulation

Observations:

- The insulation in the attic is installed incorrectly. The vapor barrier side should be installed toward the living area of the house. This may allow moisture to be trapped between the subfloor in the insulation vapor barrier and cause damage. Recommend a licensed professional repair.
- Vermiculite insulation exists in the attic area. Some types of vermiculite have an asbestos-type material, which is a potential safety hazard. Recommend a professional contractor test and remove/remediate the vermiculite as needed.



Vermiculite insulation exists in the attic area. Some types of vermiculite have an asbestos-type material, which is a potential safety hazard. Recommend a professional contractor test and remove/remediate the vermiculite as needed.

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Vapor Barriers

Vapor Barrier:
• Not visible



Attic/Structure/Framing/Insulation (continued)

6. Ventilation

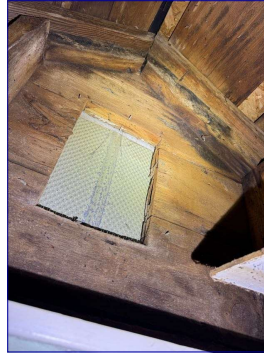


Ventilation:

- Recommend additional ventilation

Observations:

- Recommend additional ventilation in the attic space. Calculating the attic ventilation is out of scope for a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation.



Recommend additional ventilation in the attic space. Calculating the attic ventilation is out of scope for a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation. 2 gable vents were observed from the exterior, one was visible from the attic the hatch.

7. Fans exhaust to



Fans Exhaust To:

- Fans exhaust to the attic: No
- Fans exhaust outside: No
- Not visible

8. HVAC Duct



9. Chimney Chase



Chimney Chase:

- Not visible

10. Structural problems observed



Structural Problems:

- No

11. Roof Structure



Roof Structure:

- Rafters
- Wood

Attic/Structure/Framing/Insulation (continued)

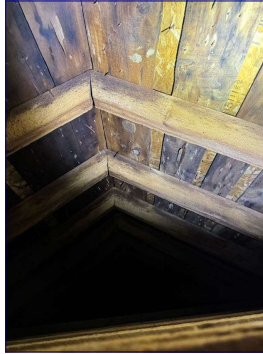
12. Ceiling joists

Ceiling Joists:
• Wood

13. Sheathing



Sheathing:
• OSB
Observations:
• Skip sheathing observed that was overlaid with OSB



Skip sheathing observed that was overlaid with OSB

14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:
• Evidence of condensation: No

15. Firewall between units



16. Electrical



17. Attic/Structure/Framing/Insulation: Other

Attic:



• Pests are not part of the home inspection. However, there is evidence of rodent feces in the attic, which is a safety concern. Recommend a professional exterminator be consulted.

Attic/Structure/Framing/Insulation (continued)



Pests are not part of the home inspection. However, there is evidence of rodent feces in the attic, which is a safety concern. Recommend a professional exterminator be consulted.

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Smoke detectors are operable

Observations:

- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
- No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications.
- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.

Basement

1. Foundation



Materials:

- Stone masonry

Condition:

- Monitor
- Indication of moisture: Yes
- Indication of moisture: Fresh
- Indication of moisture: Old stains

Observations:

- There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

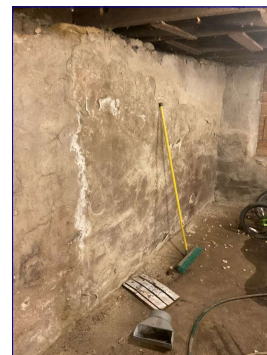
Basement (continued)



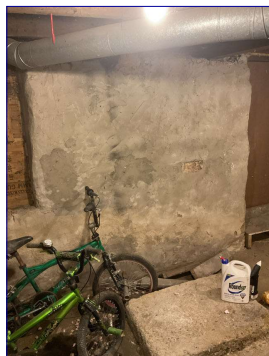
Foundation walls view.



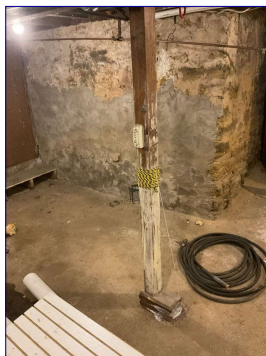
Foundation walls view.



Foundation walls view.



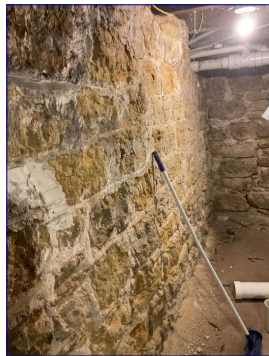
Foundation walls view.



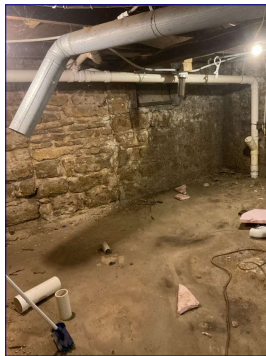
Foundation walls view.



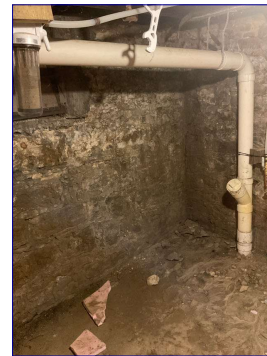
Foundation walls view.



Foundation walls view.



Foundation walls view.



Foundation walls view.



Foundation walls view.



Foundation walls view.



Foundation walls view.

Basement (continued)

2. Basement Floor



Materials:

- Concrete

Condition:

- Not visible

- Foundation floor covered in silt, obvious signs of water infiltration, standing water at floor drain.

Observations:

- Basement floor was covered in one or more areas and was not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.

3. Window(s)



4. Drainage



Sump pump, Floor drains:

- Sump Pump: No

- Floor drains: Yes

Observations:

- There is water present in the basement - recommend evaluation by a licensed contractor before closing. Repair as needed.



There is water present in the basement, standing water observed at the floor drain- recommend evaluation by a licensed contractor before closing. Repair as needed.

5. Girders/Beams



Materials:

- Wood

Observations:

- Girders and/or beams had some damage, as seen in the basement. Recommend a licensed contractor evaluation. Repair or replace as needed.

6. Columns



Materials:

- Steel

- Wood

Basement (continued)



Columns were damaged, as seen in the basement. Recommend a licensed contractor repair or replace.

7. Joists



Materials:

- Wood
- 2x8

8. Subfloor



Observations:

- There was previous moisture staining in one or more areas as seen at the basement subfloor. No current moisture was detected. Recommend monitoring and consulting a licensed contractor as needed.

9. Electrical



Observations:

- Extension cord wiring is installed in the basement. Using extension cords as permanent wiring is a safety concern. Recommend a licensed electrician repair.
- There are open junction boxes in the basement, which is a potential safety concern. Recommend a licensed electrician repair.



There are open junction boxes in the basement, which is a potential safety concern. Recommend a licensed electrician repair.



There are open junction boxes in the basement, which is a potential safety concern. Recommend a licensed electrician repair.

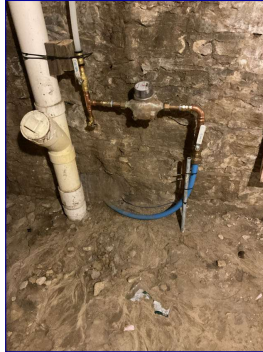
Plumbing

1. Main Shut-off Location



Location:

- On the front exterior wall



The main water shutoff

2. Water Entry Piping



Type:

- PEX Plastic

3. Lead Other Than Solder Joints



Condition:

- No

4. Visible Water Distribution Piping



Materials:

- PEX Plastic

5. Flow



6. Pipes Supply/Drain



Supply/Drain:

- Cross connection: No

Plumbing (continued)

7. Drain/Waste/Vent Pipe



- Materials:
- Cast Iron
 - **PVC**

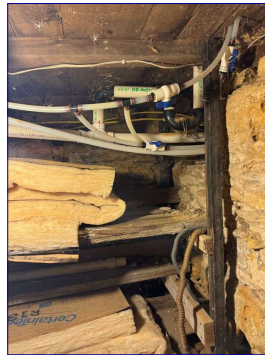
- Support/Insulation:
- Metal strapping
 - No insulation

Observations:

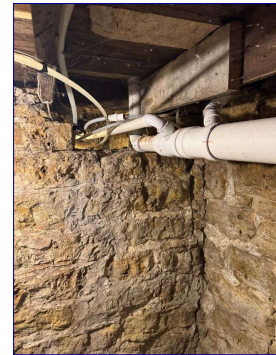
- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.
- Some of the plastic drain piping, as seen in the basement, is supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the plastic piping with proper plastic hangers.



The visible drain/waste piping



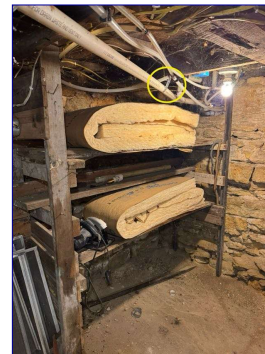
The visible drain/waste piping



The visible drain/waste piping



Shower drain has an up hill flow and may cause drainage issues.



Some of the plastic drain piping, as seen in the basement, is supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the metal hangers with proper plastic hangers.

8. Traps - Proper P-Type/Drainage



- Condition:
- No
 - P-traps recommended

9. Fuel Line



- Materials:
- Interior fuel storage system: N/A

Plumbing (continued)

10. Main Fuel Shut-off Location



- Materials:
- On the side exterior wall

11. Well Pump



12. Sanitary/Grinder Pump



13. Sump Pump



14. Water Softener



Water Heater

1. Brand Name



- Brand Name::
- Rheem



The Water Heater Area located in laundry room.

Water Heater (continued)

2. Approximate Age



Materials:
• 1-5+

3. Capacity



Capacity
• On demand water heater

4. Fuel



Fuel:
• Electric

5. Combustion Air Venting Present



6. Seismic Restraints Needed



7. Relief Valve



8. Vent Pipe



9. Comments

Observations:



• The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Recommend reducing the temperature. Consult a professional contractor as needed.

Heating System

1. Brand



Brand:
• Brand: Heil

2. Energy Source/Warm Air System



• Gas

3. Heat Exchanger



Heat Exchanger:
• Not visible

4. Carbon Monoxide



Carbon Monoxide:
• Not tested

5. Combustion Air Venting Present



Combustion Air Venting:
• Yes

6. Safety Controls



Safety Controls:
• Disconnect: Yes
• Normal operating and safety controls observed
• Gas shut off valve: Yes

7. Distribution



Distribution:
• Metal duct
• Asbestos-like wrap
Observations:
• There is an asbestos type material at a furnace vent piping. Recommend evaluation and repair by a professional environmental expert, which is a safety concern.

Heating System (continued)



There is an asbestos type material at a number of furnace vent piping. Recommend evaluation and repair by a professional environmental expert, which is a safety concern.

8. Flue Piping



9. Filter



Filter:
• Standard

10. When Turned On By Thermostat



When Turned On:
• Fired
• Proper operation: Yes

11. Other



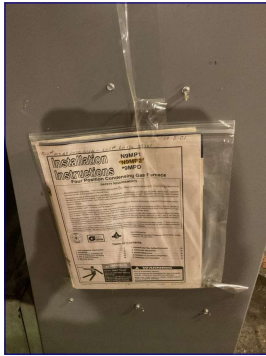
12. Operation



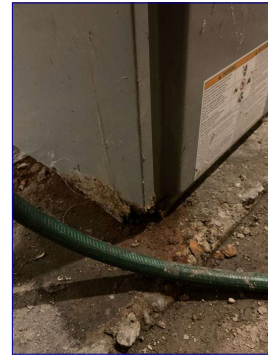
Observations:

- The furnace was in poor condition. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.
- The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.

Heating System (continued)



The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.



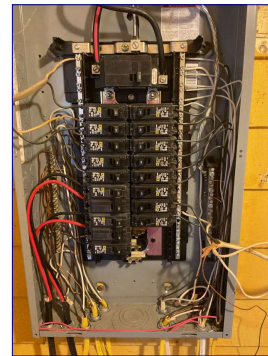
The furnace was in poor condition. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.

Electric - Main Panel

1. Main Panel General



Panel cover not installed as branch circuits are installed from the front of the box not through the box. Recommend correction by a licensed electrician.



The main electrical service panel

2. Location



Location:

- Interior wall

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

Electric - Main Panel (continued)

4. Amperage/Voltage



Amperage/Voltage:

- 100a
- 120/240a

5. Breakers/Fuses



- Breakers/Fuses: Breakers

6. Appears Grounded



- Appears Grounded: Yes

7. GFCI/AFCI Breaker



- GFCI breaker installed: No
- AFCI breaker installed: No

8. Main Wire



Main Wire:

- Aluminum

9. Branch Wire



Type:

- Copper
- Romex
- Knob & tube

Condition:

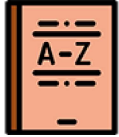
- Wires undersized or oversized for breaker/fuse

Observations:

• Branch wires are undersized, or the breaker is overrated at the main electrical panel, which is a safety hazard. Recommend a licensed electrician evaluate and repair.

• 3 branch circuits are 14 gauge wire on 20amp breakers. Suggested to change to 15 amp when wires are rerouted into box properly.

• The electrical panel cover was missing some screws. Recommend adding proper screws to secure panel cover.



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.