

September 12, 2007

Sam Customer  
4321 County Line Rd.  
Aurora, IL 60502

Re: 1234 Dorothy Drive  
Aurora, IL 60504

Dear Mrs. Customer,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on September 12, 2007. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

#### **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However, the following items should be addressed:

**Concrete Foundation Wall:**

**Action Needed:** Staining was observed: Evidence of past/present water penetration is noted- Viewed at the side basement wall. Recommend sealing crack to prevent future moisture intrusion.

**Sump Pump:**

**Action Needed:** Active leak is noted at sump pump discharge line. Noted at the check valve connection. Have a qualified/licensed plumber further evaluate and make repairs.

**Electrical Service Panel:**

**Action Needed:** Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Improper. Have a licensed electrician evaluate and make repairs.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting my firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

*DUNWELL HOME INSPECTIONS, INC.*  
Joel Dunwell  
Chief Inspector

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## INSPECTION CONDITIONS



**1234 Dorothy Lane  
Aurora, IL 60504.**

*Pre-Purchase Inspection Performed by  
Joel Dunwell of Dunwell Home Inspections, Inc.  
Illinois License# 450.0001778.*

### **CLIENT & SITE INFORMATION:**

**FILE #:** 070912-1.  
**DATE OF INSPECTION:** September 12, 2007.  
**TIME OF INSPECTION:** 10am.  
**CLIENT NAME:** Sam Customer.



*"Inspected Once, Inspected Right"*

**MAILING ADDRESS:** 4321 County Line Rd  
Aurora, IL 60502.

**CLIENT PHONE #:** 630-555 -1221.

**INSPECTION SITE:** 2699 Dorothy Drive  
Aurora, IL 60504.

**CLIENT'S REAL ESTATE AGENT:** Brian Seller.

**CLIMATIC CONDITIONS:**

**WEATHER:** Clear.

**SOIL CONDITIONS:** Damp.

**APPROXIMATE OUTSIDE TEMPERATURE in F:** 60-70.

**BUILDING CHARACTERISTICS:**

**MAIN ENTRY FACES:** North.

**ESTIMATED AGE OF HOUSE:** 16 years.

**BUILDING TYPE:** 1 family.

**STORIES:** 2.

**SPACE BELOW GRADE:** Basement and slab.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.

**SEWAGE DISPOSAL:** Public.

**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** City.

**HOUSE OCCUPIED?** Yes.

**CLIENT PRESENT:** Yes.



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**PEOPLE**

**PRESENT:** Inspector, Homeowner, Selling agent, Purchaser, Purchasers children, and Purchasers Relatives.

**PAYMENT INFORMATION:**

**TOTAL FEE:** Standard Visual Inspection - \$395.00.

**PAID BY:** Check  
**Paid in Full.**

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

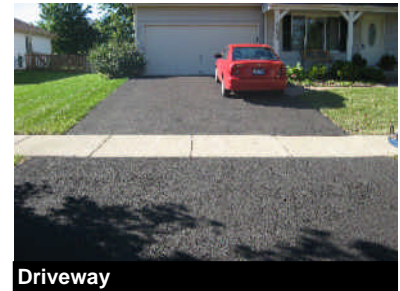
## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

**TYPE &  
CONDITION:**

Asphalt.  
Appears serviceable  
**Benefit:** Driveway appears to be a new installation. With proper maintenance, the driveway should provide years of useful service.  
**Recommend sealing the driveway every 2 years as typical maintenance. Sealing the asphalt driveway will protect it from oil, grease, and ultraviolet sunlight that can deteriorated the driveway.**



Driveway

### SIDEWALKS:

**TYPE:**

Concrete public and paver front entrance.  
Appears serviceable.

### LANDSCAPING:

**CONDITION:**

**Attention Needed:** Trim plants away from structure to prevent damage to siding/roof material. Typical maintenance.



Trim Plants Away from Building

## GRADING:

**SITE:**

Flat site.

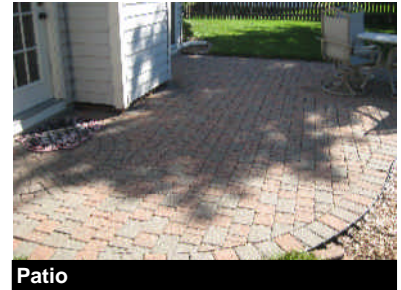
Grade at foundation appears serviceable

**The best defense against moisture intrusion into the basement is to ensure proper drainage away from the foundation. The soil should pitch a minimum of 1/4' per foot away from the foundation to ensure proper drainage.**

## PATIO:

**TYPE:**

Paver.



**CONDITION:**

Appears serviceable.

## PATIO/PORCH COVER:

**TYPE:**

Open front porch.

**CONDITION:**

Appears serviceable.

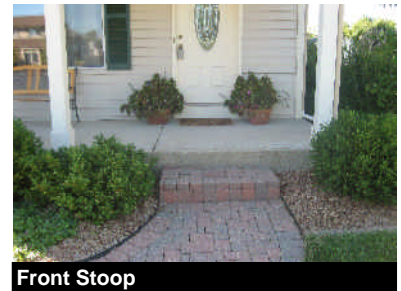
## EXTERIOR STAIRS/STOOPS:

**TYPE:**

Paver and concrete stoops.

**CONDITION:**

Stoop and stairs appear serviceable.



## FENCES & GATES:

**TYPE:**

Wood 4' fence is noted.

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**CONDITION:**

Appears serviceable.  
Gates were functional.

**Attention Needed:** Loose fence section noted  
at the rear of the yard. Minor repair.

**Inquire with seller about property lines and  
fence ownership.**





## EXTERIOR - FOUNDATION - BASEMENT

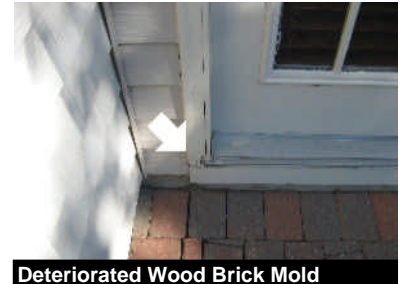
Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### WALLS:

**MATERIAL:** Aluminum siding.  
**SIDING**  
**CONDITION:** Appears serviceable.  
**Annual inspections of the exterior siding/caulking is recommended as typical maintenance.**

### TRIM:

**MATERIAL:** Wood.  
**CONDITION:** **Attention Needed:** Rear patio door brick mold is beginning to deteriorate at the bottom of the door. Repair/Replacement will be needed in the not too distant future.  
 Recommend monitoring.  
 Annual inspections of the wood trim and caulking is recommended as part of typical maintenance.



**Deteriorated Wood Brick Mold**

### SOFFIT/FACIA:

**MATERIAL:** Wood.  
**CONDITION:** Vents were noted in the soffits - Proper  
 Appears serviceable.  
**Note:** Budget for painting in the not too distant future. Typical maintenance.

### CHIMNEY:

**MATERIAL:** Wood chase with a metal vent.

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**CONDITION:**

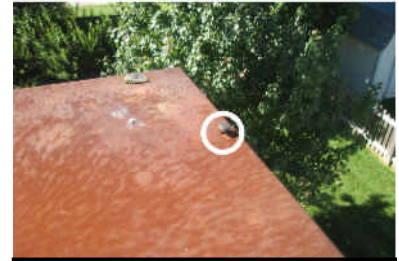
Flue cap is noted - appears serviceable.  
Metal cap is installed.

**Note:** Cap is beginning to rust. No visible holes were present at this time.

**Attention Needed:** Exposed nails are present at metal cap.

Recommend sealing/caulking nails to prevent moisture intrusion.

Recommend regular monitoring as part of typical maintenance.



Seal Exposed Nails

**SLAB ON GRADE:**

**CONDITION:**

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

**BASEMENT/CRAWL SPACE:**

**ACCESSIBILITY:**

Basement is fully accessible.  
Basement is unfinished.



Basement View

**BASEMENT**

**WALLS - TYPE:**

Poured concrete.

**CONDITION:**

Minor settlement cracks noted, not significant at this time.

**Action Needed:** Staining was observed: Evidence of past/present water penetration is noted- Viewed at the side basement wall.

Recommend sealing crack to prevent future moisture intrusion.

Budget \$350 - \$400 for professional sealing of crack.

**Viewing of concrete walls was limited to the top of the wall at the exterior and unfinished areas in the basement.**

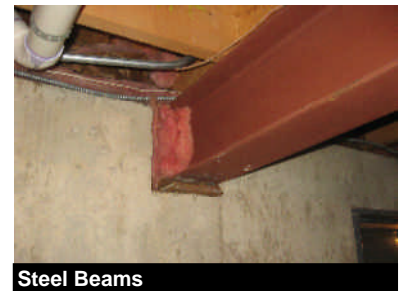


**Evidence of Past Moisture Seepage**

**BEAMS:**

Steel "I" beams are installed. Visible steel appears serviceable.

**Viewing of the beams was limited to the unfinished areas of the basement.**



**Steel Beams**

**FLOOR JOISTS:**

Conventional framing is noted in the basement.

Truss framing appears to be installed on 2nd floor.

Visible joists appear serviceable.

**Viewing of the floor joists was limited to the unfinished areas of the basement and garage attic area.**

**COLUMNS/  
SUPPORTS:**

Steel columns are installed.

Visible columns appear serviceable.

**Viewing was limited to the unfinished areas of the basement.**

**BASEMENT  
FLOOR AND  
DRAINAGE:**

Typical cracks are noted - not significant at this time.

Sump pump was operational.

**Action Needed:** Active leak is noted at sump pump discharge line. Noted at the check valve connection.

Have a qualified/licensed plumber further evaluate and make repairs.

**Recommend regular testing of sump pump to ensure proper working order. Average life expectancy is 7-10 years.**

**I recommend installing a battery sump pump system to ensure water is removed during power outages or primary pump failure.**



Sump Pump & Active Leak

**OTHER  
OBSERVATIONS:**

**Attention Needed:** Open drain tile is noted in the basement window well.

Recommend installing cap to prevent vermin and debris from entering.



Open Drain Tile Cover

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

**ACCESSIBILITY AND CONDITION:**

Truss framing -Appears serviceable.  
 An attic light is present and functional..  
 No walk boards are provided.  
 Ventilation is provided and appears serviceable.  
 Eave and roof mushroom vents are noted.  
**Annual inspections of the attic areas are recommended as typical maintenance.**



Attic View

**INSULATION TYPE AND CONDITION:**

Fiberglass batts and blown-in insulation.  
 Appears serviceable.

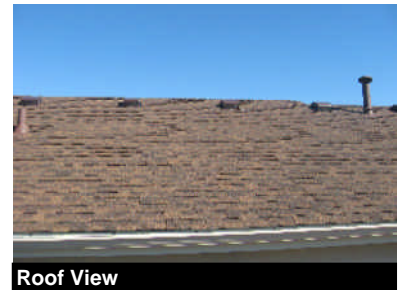
**DEPTH AND R-FACTOR:**

R-25 +/-.

## ROOF:

**STYLE:**

Gable.



Roof View

**TYPE:**

Composition shingles.  
 Architectural Fiberglass/Asphalt shingles are installed.

**ROOF ACCESS:**

Walked on roof.

**ROOF COVERING STATUS:**

Appears serviceable/within useful life.  
**Benefit:** Roof appears new. With proper maintenance, this roof should provide years of service.  
**Average life expectancy is 15-25 years.**  
**TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.**



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## **EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:**

Metal and lead flashings are installed.  
Appears serviceable.

## **GUTTERS & DOWNSPOUTS:**

**TYPE &  
CONDITION:**

Full gutters are installed.  
General condition appears serviceable.

**Note:** Recommend extending downspouts to ensure they empty 4' - 6' from the foundation.

**The best defense against moisture intrusion into the basement is to ensure proper drainage away from the foundation.**

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door automatic reverse function and balance should be tested regularly to ensure safe use. **Caution: Adjustment or replacement of overhead door springs should only be performed by a qualified contractor. Door springs are under extreme pressure and can cause severe injury or death if adjusted by unqualified persons.**

**TYPE:**

**LOCATION:** Attached 2 car garage.



Garage View

**ROOF:**

**CONDITION:** Same as house.

**FLOOR:**

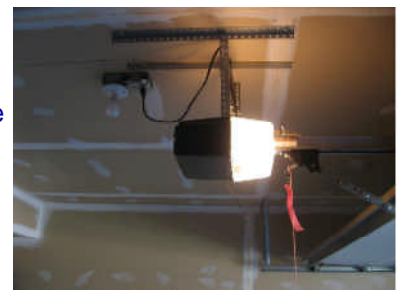
**CONDITION:** Appears serviceable.

**FIRE WALL:**

**CONDITION:** Appears serviceable.

**GARAGE DOOR(S):**

**CONDITION:** Appears serviceable.  
 Automatic door opener(s)- operational.  
 Automatic reverse feature is operational.  
**Note:** Exterior remote keypad is noted. Ensure to receive code for operation of remote at closing. Recommend changing code upon taking possession of the home.



Opener & Exterior Keypad

# ELECTRICAL SYSTEM

**Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.** Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. **Smoke Alarms and Carbon Monoxide detectors should be installed within 15 feet of all bedroom doors, and tested regularly.**

## SERVICE:

**TYPE AND  
CONDITION:**

Underground.  
120/240 volt is installed.  
Exterior meter appears serviceable.



Exterior Meter

## ELECTRICAL PANELS:

**MAIN PANEL  
LOCATION AND  
NOTES:**

Basement.  
100 amp service.  
Panel appears to be properly labeled.



Service Panel



**Inspector Notes:**

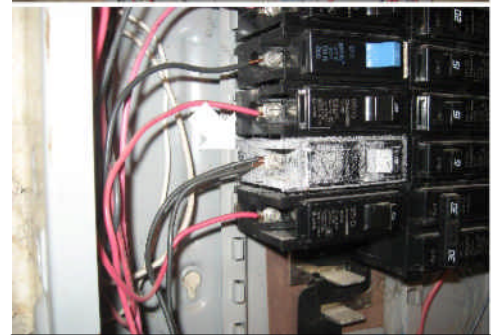
Circuit and wire sizing correct so far as visible.

Grounding system is present.

**Action Needed:** Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Improper.

Have a licensed electrician evaluate and make repairs.

**I recommend operating the circuit breakers on an annual basis to ensure proper working order.**



**Double Tapped Circuit Breaker**

**CONDUCTORS:**

**ENTRANCE**

**CABLES:**

Copper.

**BRANCH**

**WIRING:**

Visible branch wiring is copper.

Visible branch wiring appears serviceable.

Viewing of branch wiring was limited to the unfinished areas of the home.

**SWITCHES & OUTLETS:**

**CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the interior of the house are in serviceable condition.

Exterior GFCI (Ground Fault Circuit Interrupter) outlets were tested and appear serviceable.

**Note:** Rear exterior GFCI outlet is controlled by the 1st floor bathroom outlet.

**Note:** Master bathroom outlet is controlled by the 2nd floor hall bathroom outlet.

**Recommend operating all GFCI (Ground Fault Circuit Interrupter) outlets on a monthly basis to ensure proper working order. Replace any non-functioning outlets to ensure safe operation of the outlets. GFCI outlets are typically located in the kitchen, bathrooms, unfinished basement, garage, and the exterior of the home.**

## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

**NOTE:** Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION:

**LOCATION OF  
PRIMARY UNIT:** Basement.



**SYSTEM TYPE:** Forced air natural draft.

**FUEL TYPE AND  
NOTES:**

Natural Gas.

Visible gas supply lines were tested for gas leaks with a gas detector. No leaks found at this time.

**CAPACITY OF  
UNIT:**

100,000 BTU's.

**APPROXIMATE  
AGE IN YEARS:**

Unit was manufactured in 1991.

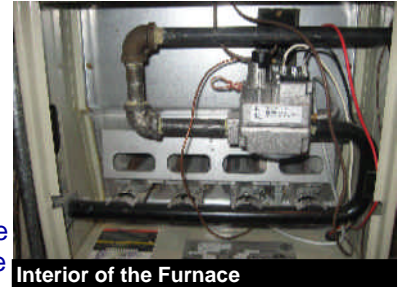
Average life expectancy is 15-25 years.

### HEATING SYSTEM CONDITION:

**PRIMARY UNIT:** Appears operational.

**BURNERS/HEAT EXCHANGERS:**

Burner Flame(s) appear typical.  
 Visible heat exchanger appears serviceable.  
 20-30% of the heat exchanger was visible.  
 The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.



Interior of the Furnace

**PUMP/BLOWER FAN:**

Appears Serviceable.

**COMBUSTION AIR:  
 VENTING:**

Appears serviceable.  
 Appears serviceable.  
 Flue vent is intact.  
 Units visible visible venting was tested for carbon monoxide leaks with a Extech Carbon Monoxide Meter. Appears serviceable.

**AIR PLENUM:  
 AIR FILTERS:**

Appears serviceable.  
 Appear serviceable.  
 Recommend changing the filter on a monthly basis to ensure furnace functions properly.  
**Attention Needed:** Active leak is noted at the humidifier. Repair/Replacement will be needed.  
 Have a qualified/licensed heating contractor evaluate and make repairs. A humidifier is installed on the furnace. Humidifiers need regular maintenance to ensure proper working order. Ensure manufacturers manual is present before taking possession of the home.  
 Humidifiers should only be on during the heating season.



Leak Noted @ Humidifier

**NORMAL CONTROLS:**

Appear serviceable.

**GENERAL SUGGESTIONS:**

Ensure manufactures manuel is present before taking possession of the home. Follow all recommended maintenance procedures to ensure proper working order of the home.

**Units should be serviced on an annual basis. Budget \$90 +/- annually to have the furnace serviced.**

**AIR CONDITIONING:**

**TYPE:**

Central.



**Air Conditioner**

**POWER SOURCE:**

220 Volt.  
Electrical disconnect present.

**COMPRESSOR AGE IN YEARS:**

Unit was manufactured in 1991.  
Average life expectancy is 10-15 years.

**CAPACITY OF UNIT:**

3-Ton unit is installed.

**AIR TEMPERATURE DROP:**

15 degrees - Appears serviceable.

**SYSTEM CONDITION:**

Visible components of the system appear serviceable.  
**Attention Needed:** Some deteriorated insulation is noted at exterior cold refrigerant lines.  
Recommend replacing insulation to prevent condensation from forming.  
Minor repair.



**Missing Insulation Noted**



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**DUCTWORK:**

<b>TYPE:</b>	Metal and slab ducts are noted. Appears serviceable.
<b>DUCTS/AIR SUPPLY:</b>	Appears serviceable.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**MATERIAL:** Copper.

**CONDITION:** Water meter is located in the basement.  
Valve is operational.  
Water pressure appears adequate.  
**Recommend operating all shut-off and isolation valves on an annual basis to ensure proper working order. Isolation valves will be located under sinks, behind toilets, and above the water heater(s).**



**Water Meter & Main Shut-Off Valves**

### SUPPLY LINES:

**MATERIAL:** Visible lines are copper.

**CONDITION:** Visible lines appears serviceable..  
Viewing of the supply lines was limited to the unfinished basement and under plumbing cabinets.

### WASTE LINES:

**MATERIAL:** Plastic.  
Above footing main waste line is present.

**CONDITION:** Visible lines appear serviceable.  
Plumbing vents appear serviceable.  
Viewing of the waste lines was limited to the unfinished basement and under plumbing cabinets.

### HOSE FAUCETS:

**OPERATION:** Sample operated, appeared serviceable  
**DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.**

## WATER HEATER:

TYPE:

Gas.



Water Heater

SIZE:

50 Gallons.

LOCATION:

Basement.

CONDITION:

Appears serviceable.

Pressure relief valve noted, not tested.

Flue vent intact and appear serviceable.

A water shutoff valve is installed.

**Benefit:** Unit is 1 year old.

**Average life expectancy is 10-15 years.**

Ensure manufacturers manual is present before taking possession of the home.

## FUEL SYSTEM:

METER/TANK

LOCATION-

CONDITION:

Meter located at exterior and appears serviceable.



Gas Meter & Main Shut-Off Valve

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### BATHROOM AREA:

**BATH LOCATION:** 1st floor bathroom.

**CONDITION OF SINK:** Appears serviceable.  
Drain appear serviceable.  
Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**BATH VENTILATION:** Appears serviceable.

### BATHROOM AREA:

**BATH LOCATION:** 2nd floor hall bathroom.



**2nd Floor Hall Bathroom**

**CONDITION OF SINK:** Appears serviceable.  
Drain appear serviceable.  
Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:** Appears serviceable.  
Drain appears serviceable.  
Shower head appears serviceable.

**TUB/SHOWER AND WALLS:** Tub and shower areas appear serviceable.



**BATH VENTILATION:** Appears serviceable.

**BATHROOM AREA:**

**BATH LOCATION:** Master bathroom.



**CONDITION OF SINK:** Appears serviceable.  
Drain appear serviceable.  
Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:** Appears serviceable.  
Drain appears serviceable.  
Shower head appears serviceable.

**TUB/SHOWER AND WALLS:** Tub and shower areas appear serviceable.

**BATH VENTILATION:** Appears serviceable.

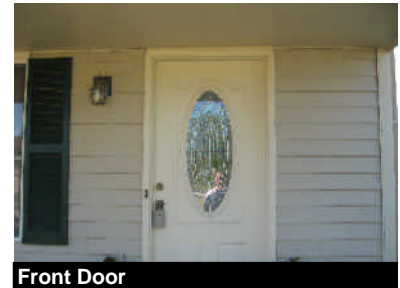
## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### **DOORS:**

**MAIN ENTRY  
DOOR:**

Appears serviceable.



**Front Door**

**OTHER  
EXTERIOR  
DOORS:  
INTERIOR  
DOORS:**

Rear exterior patio doors appear serviceable.

General condition appears serviceable.

### **WINDOWS:**

**TYPE &  
CONDITION:**

Aluminum sliding glass windows.  
A representative sampling was taken. Windows as a grouping are generally operational.

### **INTERIOR WALLS:**

**MATERIAL &  
CONDITION:**

Drywall.  
General condition appears serviceable.

## **CEILINGS:**

**TYPE &**

**CONDITION:**

Drywall.

General condition appears serviceable.

## **FLOORS:**

**TYPE &**

**CONDITION:**

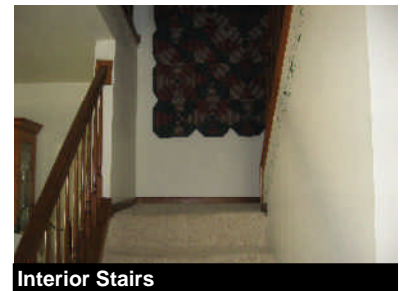
General condition appears serviceable.

## **STAIRS & HANDRAILS:**

**CONDITION:**

Interior stairs serviceable.

Stair handrail serviceable.



Interior Stairs

## **FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION -**

**TYPE -**

**CONDITION:**

Prefabricated metal.

Damper is operational.

Minor cracks noted at rear plate- not significant at this time.

Gas valve was operational.



Prefabricated Fireplace

## **SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke alarm(s) responded to test button operation.

**As of January 1, 2007, all homes must have a functional carbon monoxide detector installed within 15' of bedrooms. Ensure a functional carbon monoxide detector is present before occupying the home.**

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**TYPE AND  
CONDITION:** Appears serviceable.  
Faucet is serviceable.  
Drain appears serviceable.

### RANGE/COOK TOP AND OVEN:

**TYPE/  
CONDITION:** Gas freestanding oven.  
Operational.  
**Note:** Button was needed to turn on and off the oven function. Button was located in the upper cabinet.  
Older model appliance.



### VENTILATION:

**TYPE AND  
CONDITION:** None viewed.

### REFRIGERATOR:

**TYPE AND  
CONDITION:** Electric.  
Appears serviceable.

**DISHWASHER:**

**CONDITION:**

Appears serviceable.  
Air gap device or high-loop is present on drain line- Proper.

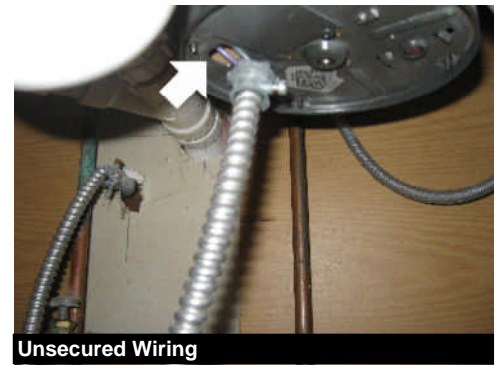


Dishwasher

**GARBAGE DISPOSAL:**

**CONDITION:**

Operational.  
**Attention Needed:** Loose/Unsecured wiring noted at the underside of the disposal.  
Properly secure wiring to prevent damage to wiring.



Unsecured Wiring

**INTERIOR COMPONENTS:**

**COUNTERS AND CABINETS:**

Appear serviceable.



Kitchen View

**WALLS/CEILINGS/**

**FLOORS:**

Walls and ceilings appear serviceable.

**WINDOWS/**

**DOORS:**

Appear serviceable.

**SWITCHES/**

**FIXTURES/**

**OUTLETS:**

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:** Service area main floor.



**CONDITION:** Plumbing appears serviceable.  
No 220 outlet.  
Gas service pipe is provided.  
Dryer venting is provided.

**WASHER AND DRYER:**

**CLOTHES  
WASHER:**

Appears serviceable.  
Recommend installing steel reinforced supply hoses to prevent them from bursting. I also recommend turning off water supply when washer is not in use.

**CLOTHES  
DRYER:**

Gas.  
Appears serviceable.  
A dryer vent is provided and in good visual condition. No tears were noted.