Inspection Report

T. Smith

Property Address:
115 E. Ogden
Naperville IL

Insight Property Services, Inc.

Joe Konopacki
IL#450.004227
115 E. Ogden Ave
Ste #117-128
Naperville, IL 60563
630.878.4192


INSIGHT
PROPERTY SERVICES INC.

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Date: 1/1/2013	**Time:** 02:45 PM	**Report ID:** HI - 120521
Property: 115 E. Ogden Naperville IL	**Customer:** T. Smith	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:	**In Attendance:**	**Type of building:**
ASHI American Society of Home Inspectors, Illinois	Homeowner, Customer and their agent	Single Family (2 story)
Approximate age of building:	**Home Faces:**	**Temperature:**
2001	North	85°F
Weather:	**Ground/Soil surface condition:**	**Radon Test:**
Clear	Dry	No

General Summary

Insight Property Services, Inc.

115 E. Ogden Ave
Ste #117-128
Naperville, IL 60563
630.878.4192

Customer
T. Smith

Address
115 E. Ogden
Naperville IL

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. Recommend cleaning the gutter at least twice per year or installing appropriate gutter guards

2. Exterior

2.2 WINDOWS

Repair or Replace

The clear sealant along the front windows is fractured along the stone sills and cladding. Recommend this caulk be removed and the windows re-sealed with a high quality, exterior grade sealant.

4. Interiors

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

4. Interiors

The windows are generally in good condition. There are signs of condensation and staining on the sashes. In fact, the bottom sash frame seems to be separating from the vertical. Recommend a qualified window repair specialist secure and refinish the sash frames to provide another 10+ years of function.

Note: Condensation can be limited by warming the surface (caulking gaps, adjusting blinds and curtains) and/or lowering the humidity in the home (turn down humidifier, use exhaust fans).

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The toilet fill valve level is set too high, stopping at the top of the drain tube. This can easily lead to water being wasted, running down the drain. Recommend the fill valve be adjusted so the water level is ~1" below the tube.

6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) The pop-up stopper assembly is leaking below the lavatory to the right (west) of the shared bathroom.
(2) The shared shower has tiles that have de-laminated from the wall board from water entering at the cracked grout lines. Recommend a qualified individual reset the tiles, re-grout all and re-seal the corners.

6.4 SUMP PUMP

Repair or Replace

(1) The storm water sump pump is located in the closet along the east wall of the basement near the water meter. The pump turned ON when plugged in directly, although little water was pumped from the pit (the check valve may be stuck). It was not determined if the attached pressure switch is functioning. The sealed cover did not allow for closer inspection. Recommend the unit be checked for proper function.

Recommend a high water alarm be installed in the pit to alert to a pump failure before water backs up the drain onto the floor. For additional protection, recommend a battery back-up pump be installed in case of power outage or primary pump failure.

6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

A gas leak was located at the drip cap near water heater #2. Recommend a qualified individual repair and retest the gas pipes for leaks.

7. Electrical System

7.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

(2) All open 'knock outs' should be sealed to keep out pests (mice) and debris from the open panel contacts.

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

7. Electrical System

The outlet in the master bath is loose. Recommend a qualified individual secure the devices to the electrical box behind and replace the mirrored wall plate.

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

The GFCI outlet did not trip with a simulated ground fault . Recommend a qualified electrician repair or replace the device as necessary.

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Repair or Replace

The furnace is about 11 years into an expected service life of 25 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced twice a year to prolong its service life. Filter should be changed monthly or as needed.

The furnace tested high for CO output, 700+ppm at steady state operation. Ideal CO output should be 25 ppm or less. Recommend a qualified HVAC technician determine the cause of the high CO and repair as needed.

8.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected

(2) The hole through the siding should be re-sealed to keep moisture and pests out of the wall assembly.

8.9 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

(1) Before the fireplace is used, a qualified chimney sweep should clean the chimney flue, lubricate the flue damper to ensure smooth & safe function and instruct the new homeowner in the safe & proper operation of the fireplace.

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

(1) Recommend the vent flaps be replaced on the exhaust on the east side of the home to keep out pests and moisture.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Architectural
Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
Three
Fixed

Chimney (exterior):
Metal Flue Pipe

Items

1.0 ROOF COVERINGS

Inspected

(1) The shingles are original to the home, ~11 years old and generally seem to be in fine condition.

1.0 Picture 1

1.0 Picture 2

1.0 Picture 3

1.0 Picture 4

(2) There are a few areas of mechanical damage - scuffs, caulked holes, nail heads protruding, cap nails caulked, etc. None of these areas showed any signs of leakage underneath in the attic. Recommend the roof be inspected periodically.

1.0 Picture 5

1.0 Picture 6

1.0 Picture 7

1.0 Picture 8

1.0 Picture 9

1.1 FLASHINGS

Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. Recommend cleaning the gutter at least twice per year or installing appropriate gutter guards

1.3 Picture 1

1.3 Picture 2

(2) The NW roof of the home drains to a small section of gutter and one downspout. Recommend this area be monitored during rains to determine if this configuration is handling the water well or if modifications are needed.

1.3 Picture 3

1.3 Picture 4

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Lap

Siding Material:
Vinyl

Exterior Entry Doors:
Steel

Appurtenance:
Sidewalk
Patio

Driveway:
Pavers

Facia:
Aluminum wrapped

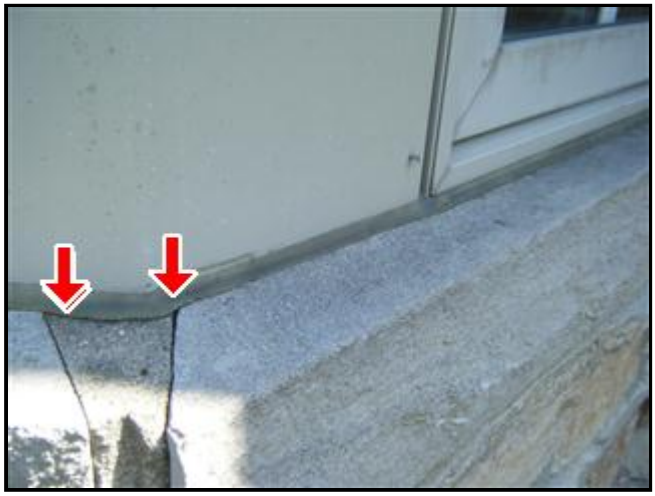
Items

2.0 WALL CLADDING FLASHING AND TRIM
Inspected

2.1 DOORS (Exterior)
Inspected

2.2 WINDOWS
Repair or Replace

The clear sealant along the front windows is fractured along the stone sills and cladding. Recommend this caulk be removed and the windows re-sealed with a high quality, exterior grade sealant.



2.2 Picture 1

2.2 Picture 2

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

The paver drive has settled where the base was insufficient. Recommend limiting parking cars on the paver drive.

2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Inspected

2.6 OTHER

Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two automatic
1 car
2 car

Garage Door Material:
Metal

Auto-opener Manufacturer:
RAYNOR
Extra Info : NAVIGATOR

Items

3.0 GARAGE EXTERIOR
Inspected

3.1 GARAGE CEILINGS
Inspected

3.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Inspected

3.3 GARAGE FLOOR
Inspected

3.4 GARAGE DOOR (S)
Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)
Inspected

3.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Hardwood T&G
Tile

Interior Doors:
Solid
Raised panel
Wood

Window Types:
Double Pane
Fixed
Casement
Wood

Cabinetry:
Wood

Countertop:
Composite

Items

4.0 CEILINGS

Inspected

4.1 WALLS

Inspected

4.2 FLOORS

Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The windows are generally in good condition. There are signs of condensation and staining on the sashes. In fact, the bottom sash frame seems to be separating from the vertical. Recommend a qualified window repair specialist secure and refinish the sash frames to provide another 10+ years of function.

Note: Condensation can be limited by warming the surface (caulking gaps, adjusting blinds and curtains) and/or lowering the humidity in the home (turn down humidifier, use exhaust fans).

4.6 Picture 1

4.6 Picture 2

4.6 Picture 3

4.6 Picture 4

4.6 Picture 5

4.7 MISCELLANEOUS

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
2 X 10
Wood joists

Wall Structure:
2 X 6 Wood

Columns or Piers:
Steel lally columns

Ceiling Structure:
2X6

Roof Structure:
16" O.C.
Stick-built
2 X 8 Rafters
OSB
Sheathing

Roof-Type:
Hip

Method used to observe attic:
Walked

Attic info:
Attic hatch
Light in attic

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Not Inspected

Much of the basement is finished making it impossible to visually inspect all the foundation walls.

5.1 WALLS (Structural)

Inspected

5.2 COLUMNS OR PIERS

Inspected

5.3 FLOORS (Structural)

Inspected

5.4 CEILINGS (structural)

Inspected

5.5 ROOF STRUCTURE AND ATTIC

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
1 1/2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Manufacturer:
BRADFORD-WHITE
RELIANCE
Model #; MFD Date : #1-MI5036FBN; ~2008, #2-MI5036FBN; 2012

Water Heater Capacity:
Two units
50 Gallon
Input BTU
40,000

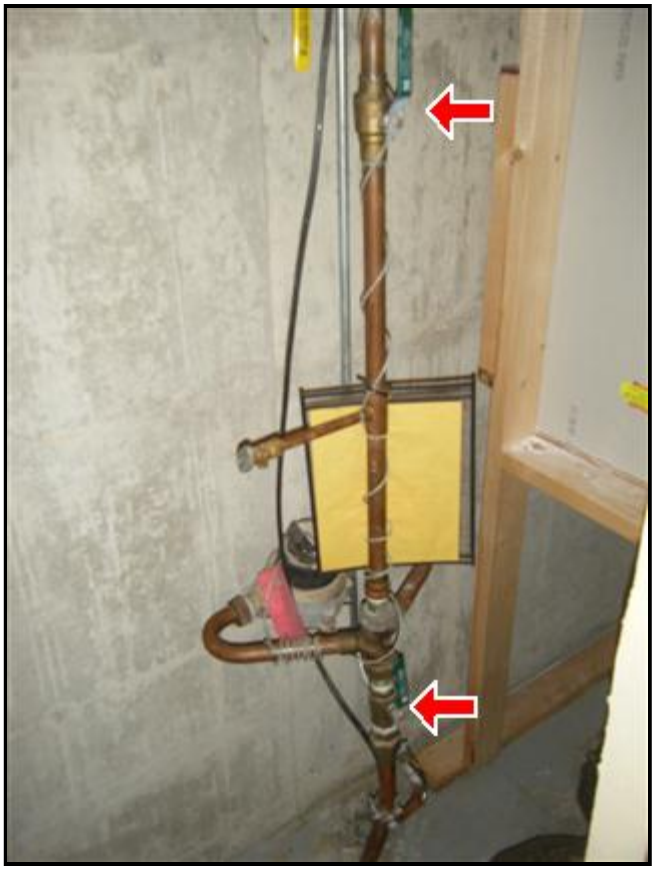
Water Heater Location:
Basement

Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

The main water shut off is located in the basement closet near the center of the East wall.



6.0 Picture 1

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The toilet fill valve level is set too high, stopping at the top of the drain tube. This can easily lead to water being wasted, running down the drain. Recommend the fill valve be adjusted so the water level is ~1" below the tube.

6.1 Picture 1

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

The water heaters are ~4years old and 3 months old, respectively, of their expected service life (10-15 years). Both units seem to be functioning well.

Should one of the units fail over time, recommend the units be *upgraded* to a high efficiency power vented or sealed combustion unit, either tanked or tankless. In addition to being more efficient, either type will eliminate the risk of exhaust gas spillage that exists with the current natural draft units.

6.2 Picture 1

6.2 Picture 2

6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) The pop-up stopper assembly is leaking below the lavatory to the right (west) of the shared bathroom.

6.3 Picture 1

(2) The shared shower has tiles that have de-laminated from the wall board from water entering at the cracked grout lines. Recommend a qualified individual reset the tiles, re-grout all and re-seal the corners.

6.3 Picture 2

6.3 Picture 3

(3) The bottom caulk line of the master shower stall is fractured and starting to mildew. Recommend the caulk be removed and the joint resealed with a high quality, anti-microbial sealant.

6.3 Picture 4

6.3 Picture 5

(4) Most of the lavatory over flow drains are clogged and offer no over flow protection. Recommend the drains be cleared.

6.3 Picture 6

6.3 Picture 7

6.4 SUMP PUMP

Repair or Replace

(1) The storm water sump pump is located in the closet along the east wall of the basement near the water meter. The pump turned ON when plugged in directly, although little water was pumped from the pit (the check valve may be stuck). It was not determined if the attached pressure switch is functioning. The sealed cover did not allow for closer inspection. Recommend the unit be checked for proper function.

Recommend a high water alarm be installed in the pit to alert to a pump failure before water backs up the drain onto the floor. For additional protection, recommend a battery back-up pump be installed in case of power outage or primary pump failure.

6.4 Picture 1

(2) The sewage ejector pit collects water from the basement bathroom and floor drains. The pump is sealed. Water was run in the bathroom and the pump turned ON. Recommend a high water alarm be installed in the pit to alert to a pump failure before water backs up the drain onto the floor.

6.4 Picture 2

6.4 Picture 3

6.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

The main fuel shut off is at gas meter outside along the east wall at the NE corner.

6.5 Picture 1

6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

A gas leak was located at the drip cap near water heater #2. Recommend a qualified individual repair and retest the gas pipes for leaks.

6.6 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground
220 volts
3/0 AWG, .410" Copper, 225 Amp

Service Grounding:
Interior Water Pipe
Exterior Grounding Rod

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

Items

7.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

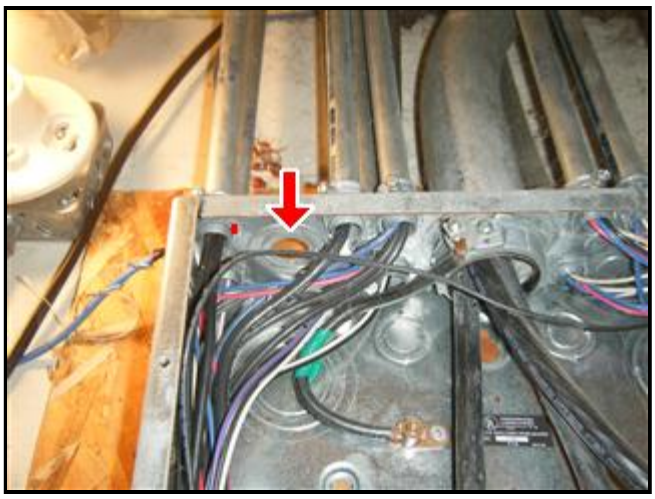
(1) The main electrical panel and disconnect are located in the SW corner of the basement.

7.0 Picture 1

7.0 Picture 2

7.0 Picture 3

(2) All open 'knock outs' should be sealed to keep out pests (mice) and debris from the open panel contacts.



7.0 Picture 4

7.1 SERVICE ENTRANCE CONDUCTORS

Inspected

7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

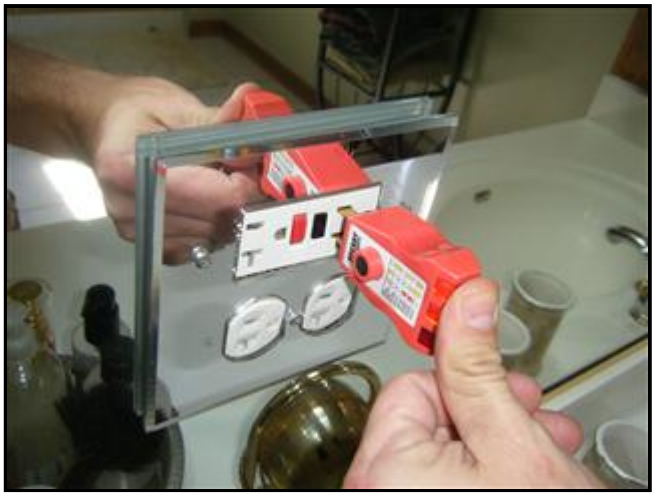
7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

The outlet in the master bath is loose. Recommend a qualified individual secure the devices to the electrical box behind and replace the mirrored wall plate.



7.4 Picture 1 Loose

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

The GFCI outlet did not trip with a simulated ground fault . Recommend a qualified electrician repair or replace the device as necessary.

7.6 Picture 1

7.7 SMOKE DETECTORS

Inspected

The average service life of a smoke detector is 10 yrs. Be sure to replace batteries yearly and replace the units entirely after 10 years. Recommend one smoke detector per floor and one within 15 feet of the bedrooms.

7.7 Picture 1

7.8 CARBON MONOXIDE DETECTORS

Inspected

The average service life of a carbon monoxide detector is 2-3 yrs. Be sure to replace batteries yearly and replace the units entirely after 3 years. Recommend one CO detector near each CO source (water heater / furnace, kitchen, door to garage, etc) and one within 15 feet of the bedrooms.

7.8 Picture 1

7.8 Picture 2

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Number of Heat Systems (excluding wood):
One

Heat Type:
Forced Air Heat (& AC)

Energy Source:
Natural gas

Heat System Brand:
AMERICAN STANDARD
Model#; MFD Date/Age : AUD140C960J1; ~2001

Heat System Capacity:
140,000 Btu
*** AFUE (Efficiency) ****
80%

Filter Type:
Disposable

Filter Size:
20x25

Ductwork:
All Ducts within Conditioned Space
Non-insulated

Operable Fireplaces:
Two

Types of Fireplaces:
Vented gas logs
Non-vented gas logs

Cooling Equipment Type:
Central Forced Air

Cooling Equipment Energy Source:
Electricity

Central Air Compressor Manufacturer:
BRYANT
Model#; MFD Date/Age : 561CJ060-H; ~2001

Items

8.0 HEATING EQUIPMENT

Repair or Replace

The furnace is about 11 years into an expected service life of 25 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced twice a year to prolong its service life. Filter should be changed monthly or as needed.

The furnace tested high for CO output, 700+ppm at steady state operation. Ideal CO output should be 25 ppm or less. Recommend a qualified HVAC technician determine the cause of the high CO and repair as needed.

8.0 Picture 1

8.0 Picture 2 CO - 702 ppm at Steady State

8.1 NORMAL OPERATING CONTROLS

Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The filter fits poorly in its slot, allowing air and debris to flow around and collect on the ducts, blower and likely the AC coil above. Recommend the air handler be cleaned and the filter rack be adjusted so the filter can seal as the fan draws air through it.

8.3 Picture 1

8.3 Picture 2

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

8.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected

(1) The AC is about 11 years into an expected service life of 20 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced once a year to prolong its service life. Lint, debris and vegetation should be kept clear, 1' of the sides of the unit to ensure proper air flow and efficient function.

8.6 Picture 1

8.6 Picture 2 68 degree Air In

8.6 Picture 3 40 degree Air Out

(2) The hole through the siding should be re-sealed to keep moisture and pests out of the wall assembly.

8.6 Picture 4

8.7 NORMAL OPERATING CONTROLS

Inspected

8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

8.9 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

(1) Before the fireplace is used, a qualified chimney sweep should clean the chimney flue, lubricate the flue damper to ensure smooth & safe function and instruct the new homeowner in the safe & proper operation of the fireplace.

(2) The master suite fireplace turns ON with the 'light switch' to the left. Recommend a qualified chimney sweep inspect the unit and instruct the new homeowner in the safe & proper operation of the fireplace.

8.9 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Batt
Fiberglass
--------R-value--------
R - 25-30

Ventilation:
Soffit Vents
Fixed ('mushroom') vents
Vent chutes

Exhaust Fans:
Fan only

Dryer Power Source:
Gas Connection

Dryer Vent:
Metalized mylar

Floor System Insulation:
Fiberglass
R-30

Items

9.0 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Inspected

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

(1) Recommend the vent flaps be replaced on the exhaust on the east side of the home to keep out pests and moisture.

9.4 Picture 1 Vent flaps missing

(2) There is an intake vent hood on the east side of the home that is blocked closed with insulation. It is not clear what this vent is for. Recommend consulting the homeowner regarding this.

9.4 Picture 2

9.4 Picture 3 Intake vent packed with insulation

9.5 INSULATION IN ATTIC

Repair or Replace

(1) The attic currently has ~R - 25-30 of blown fiberglass insulation, below the current code minimum of R-38. Recommend the attic be insulated to a more cost effective R-50/60 with blown cellulose (settles to an air-impermeable mass-unlike fiber glass), only after air sealing and attic ventilation issues have been completed.

9.5 Picture 1

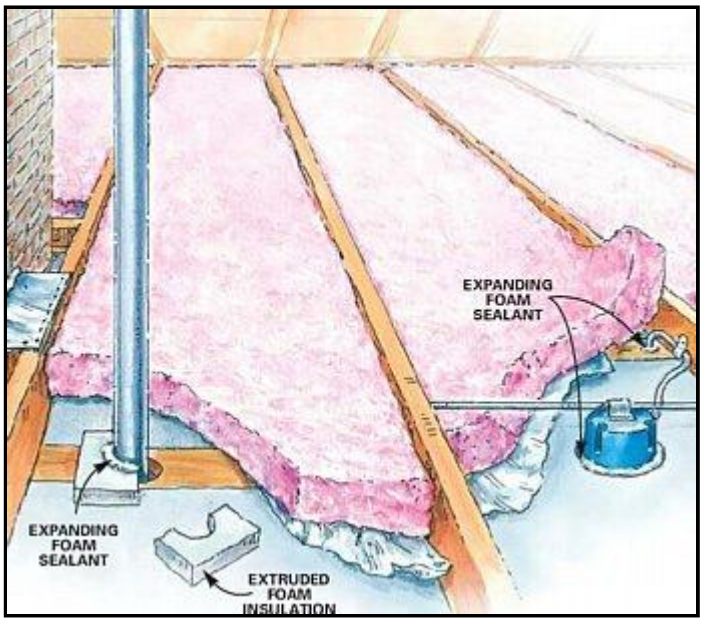
9.5 Picture 2

9.5 Picture 3

9.5 Picture 4

9.5 Picture 5

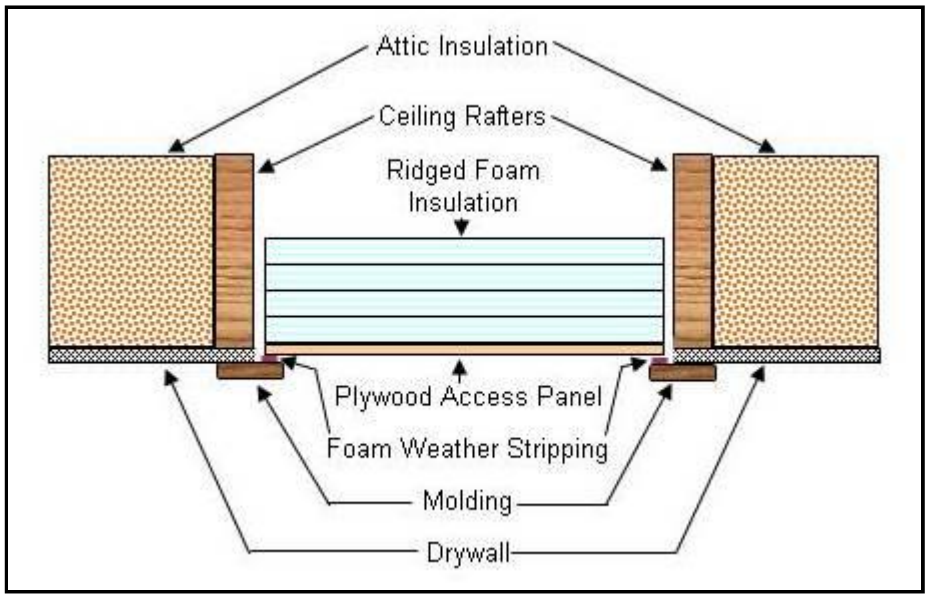
9.5 Picture 6



9.5 Picture 7

(2) The attic hatch should be air sealed and insulated. The casing should be fastened securely to the ceiling, caulked at all corners & seams and weather strip installed where the cover sits on the casing. A new cover should be made with 8" of foam board fastened to the top, resulting in an R-40 assembly.

9.5 Picture 8



9.5 Picture 9

9.6 INSULATION IN WALLS

Repair or Replace

Parts of the north & west walls are exposed below the garage roof. The open fiber glass insulation allows air to flow into the wall through the insulation. Recommend a qualified air sealing & insulating contractor add Thermax-type foam board, sealing all seams and perimeter (down to the ceiling below) to create an air tight assembly. Ventilation along the roof sheathing should be maintained.

9.6 Picture 1 Fiber glass filtering air flowing in toward the wall

9.6 Picture 2

9.7 PESTS

Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
KITCHEN AIDE
Model # : KUDK03FTSS2

Disposer Brand:
BADGER
Model # : 9-1

Stove:
GENERAL ELECTRIC
Model # : JGP975SEK2SS

Oven:
KITCHENAID
Model# : KEBS207SSS03

Built in Microwave/ Range hood:
NONE

Refrigerator:
KENMORE
Model # : 52702100

Washing Machine:
LG
Model# : WM2501HVA

Dryer:
LG
Model# : DLGX2503V

Items

10.0 REFRIGERATOR

Inspected

10.1 STOVE/OVENS/COOKTOPS(RANGE)

Inspected

10.2 RANGE HOOD

Not Present

10.3 DISHWASHER

Not Inspected

10.4 FOOD WASTE DISPOSAL

Inspected

10.5 WASHER

Not Inspected

10.6 DRYER

Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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