

Property Inspection Report



1234 Any Road
Geneva, IL 60134

Prepared for: Mr. John Q. Customer

Prepared by: Mr. Home Inspector, Inc.
2670 Danford Way
Geneva, IL 60134



Mr. Home Inspector, Inc.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. **Main Roof Surface Material:** Asphalt shingles & Rolled roofing; The main roof surface and the flat roof area have signs of worn out shingles and loose seams on the flat roof. Recommend replacement in the next 2-3 years.
2. **Valleys:** Asphalt shingle; The valleys of the roof are worn with deteriorating shingles. See recommendations under the main roof.
3. **North Chimney Chimney:** Brick; Bricks have broken or popped surfaces with cracking mortar joints. Recommend repairs be made by a qualified masonry contractor.

Garage/Carport

4. **Front; Garage Roof:** Asphalt shingle; See the main roof comments for recommended repairs.

Electrical

5. **Smoke Detectors:** Not Present; At the time of the inspection there were no visible smoke alarms installed. Recommend installing smoke alarms on every level of the home for fire safety.
6. **Carbon Monoxide Detectors:** Not present; It is required by Illinois law to have a carbon monoxide detector installed within 15 feet of the bedrooms. Recommend installation of a carbon monoxide detector prior to closing.
7. **Basement Electric Panel Breakers:** CUAL Type Breakers; " A double tap, which can result in loose wire connections and possible overheating, was noted. Further evaluation by a qualified electrician is recommended".

Structure

8. **Subfloor:** Plywood The plywood subflooring is moisture damaged under the lower hall bathroom toilet. Recommend replacement of the subflooring when the toilet repairs are performed.

Attic

9. **Laundry room Attic Roof Framing:** Rafters; There is a broken roof rafter at the middle front attic area of the laundry room. Recommend having a qualified contractor repair the rafter for proper roof support in this area.

Basement

10. **Main Basement Ceiling:** Exposed framing; At the basement behind the furnace there are previous water stains from the shower pan in the lower hall bathroom. These stains were dry at the time of the inspection. Recommend monitoring this area for possible leaks and future repairs.
11. **Main Basement Electrical:** 120 VAC lighting and electric circuits; The junction box near the furnace has open knock out holes. All knock outs should be capped for safety.
12. **Main Basement HVAC Source:** Heating system register; The heating return duct behind the furnace is rusted through on the bottom side from the toilet leak. Recommend having a qualified heating contractor replace this section of the duct work.
13. **Main Basement Moisture Location:** Flooring; The basement floor is wet from the hall toilet leak.

Fireplace/Wood Stove

14. **Family Room Fireplace Flue:** Tile; Cleaning of the flue and it's internal components are recommended annually to maintain safety and efficiency of the fireplace.



Mr. Home Inspector, Inc.

Marginal Summary (Continued)

Heating System

- 15. Basement Heating System Operation:** Functional at the time of the inspection. The furnace in the basement is short cycling during the function testing of the unit. Recommend having a qualified contractor evaluate and repair per recommendations.

Plumbing

- 16. Water Lines:** Copper; The water shut off valve at the water heater has an active leak and the supply line is corroded. Recommend repair or replacement of the water shut off valve and line by a licensed plumber.
- 17. Drain Pipes:** PVC; See comments for lower hall bathroom.
- 18. Basement Water Heater Operation:** Functional at time of inspection; Water heater has exceeded design life. Recommend replacement of the water heater in the next 3-6 months.

Bathroom

- 19. 2nd floor hallway Bathroom Sink/Basin:** Dual bowl; The left sink drain stopper connection under the sink in the upper hall bathroom has an active water drip into the cabinet area. Recommend repair.

The right side sink drain connection has an active water drip from the rear drain pipe in the upper hall bathroom. Recommend repair.

Kitchen

- 20. 1st Floor Kitchen Electrical:** 120 VAC lighting and electric circuits; Non-GFCI circuit at the kitchen wall outlets. Recommend a qualified electrician install a GFCI outlets for safety near water.

Bedroom

- 21. Master Bedroom Electrical:** 120 VAC lighting and electric circuits; The ceiling fan in the master bedroom is loose at the ceiling mounting. Recommend repairs be made for safety.

Living Space

- 22. Living Room Windows:** Wood casement; The front living room casement windows bind on the lower exterior window trim and the left window casement is stripped. Recommend repair.
- 23. Dining Room Windows:** Wood casement; The left window in the dining room will not open properly. It appears the lower sill plate is warped. Recommend repairs be made to the window.
- 24. Sun Room HVAC Source:** Wall unit; The wall unit heater in the rear sun room has the gas supply turned off and was not able to be function tested. Recommend verifying proper operation prior to closing with the current home owner.
- 25. Lower Level Family Room Electrical:** 120 VAC lighting and electric circuits; The four bank wall outlets at the bar are wired incorrectly with the hot and neutral wires reversed. Recommend having a qualified electrician properly wire the outlets.

The wall outlet at the left rear corner of the bar area is wired incorrectly with an open ground. Recommend repairs be made by a qualified electrician.



Mr. Home Inspector, Inc.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Basement

1. **Main Basement Sump Pump:** Submerged; The basement sump pump pit is full of water and the pump will not work when activating the float switch. Recommend evaluation and repair or replacement of the sump pump by a licensed plumber.

Bathroom

2. **First floor; Bathroom Toilets:** Kohler; The toilet is loose at the floor mounting in the lower hall bathroom and leaks into the basement behind the furnace. There is subflooring damage at the base of the toilet. Recommend having a licensed plumber evaluate and repair prior to using.

Mr. John Q. Customer



Mr. Home Inspector, Inc.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Any Road
City Geneva **State** IL **Zip** 60134
Contact Name Your Real Estate Agent
Phone 800-123-4567 **Fax** (888)000-0000

Client Information

Client Name Mr. John Q. Customer
Client Address Your Property Address
City Anytown **State** IL. **Zip** 123456
Phone (000) 000-0000 **Fax** () -
E-Mail you@youremail.com

Inspection Company

Inspector Name Joe Schmalz
Illinois License Number: 450.001155
Company Name Mr. Home Inspector, Inc.
Company Address 2670 Danford Way
City Geneva **State** IL **Zip** 60134
Phone 630-965-8017 **Fax** 630-845-8418
E-Mail joe@mr-home-inspector.com
File Number 1234 Any Road
Amount Received Inspection Price

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Yes;
Estimated Age 30-35 years; **Entrance Faces** East
Inspection Date 05/05/2010
Start Time 11:00 **End Time** 2:15
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 68
Weather Partly cloudy **Soil Conditions** Dry
Space Below Grade Basement
Building Type Single Family **Garage** Attached
Sewage Disposal Septic **How Verified** Multiple Listing Service



Mr. Home Inspector, Inc.

General Information (Continued)

Water Source Well **How Verified** Multiple Listing Service
 Additions/Modifications N/A;
 Permits Obtained N/A **How Verified** N/A

Lots and Grounds

A NPNIM D

- 1. **Driveway:** Asphalt;
- 2. **Walks:** Concrete;
- 3. **Steps/Stoops:** Concrete;
- 4. **Porch:** Concrete;
- 5. **Patio:** Concrete;
- 6. **Grading:** Minor slope;
- 7. **Swale:** Adequate slope and depth for drainage
- 8. **Vegetation:** Trees and shrubs;
- 9. **Exterior Surface Drain:** Culvert drain

Exterior Surface and Components

* Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection.
 * Additional defects may be found when repairs are made to items listed in this report or when remodeling is done on the exterior. We can not be held responsible for any hidden defects found after the inspection.

A NPNIM D

Main Exterior Surface

- 1. **Type:** Partial masonry and Aluminum Siding;
- 2. **Trim:** Wood;
- 3. **Fascia:** Aluminum;
- 4. **Soffits:** Aluminum;
- 5. **Door Bell:** Hard wired;
- 6. **Entry Doors:** Wood;
- 7. **Patio Door:** Wood sliding;
- 8. **Windows:** Wood casement;
- 9. **Window Screens:** Aluminum leveler;
- 10. **Basement Windows:** Glass block
- 11. **Exterior Lighting:** Surface mounted lamps front and rear
- 12. **Exterior Electric Outlets:** 110 Vac electric outlets;
- 13. **Hose Bibs:** Gate valves;
- 14. **Gas Meter:** Exterior surface mount at the side of the home;
- 15. **Main Gas Valve:** Located at gas meter



Mr. Home Inspector, Inc.

Roof

* This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will watertight in the future.
 * Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

ANPNIM D

Main Roof Surface

1. **Method of Inspection:** On the roof;
2. **Material:** Asphalt shingles & Rolled roofing; The main roof surface and the flat roof area have signs of worn out shingles and loose seams on the flat roof. Recommend replacement in the next 2-3 years.
3. **Type:** Gable
4. **Approximate Age:** 15-20 years;
5. **Flashing:** Metal;
6. **Valleys:** Asphalt shingle; The valleys of the roof are worn with deteriorating shingles. See recommendations under the main roof.
7. **Plumbing Vents:** PVC
8. **Electrical Mast:** Underground utilities;
9. **Gutters:** Aluminum;
10. **Downspouts:** Aluminum;
11. **Leader/Extension:** Aluminum;

North Chimney

12. **Chimney:** Brick: Bricks have broken or popped surfaces with cracking mortar joints. Recommend repairs be made by a qualified masonry contractor.
13. **Flue/Flue Cap:** Concrete;
14. **Chimney Flashing:** Metal;

Garage/Carport

ANPNIM D

Front; Garage

1. **Type of Structure:** Attached **Car Spaces:** 2
2. **Garage Doors:** Metal;
3. **Door Operation:** Mechanized;
4. **Door Opener:** Lift Master;
5. **Exterior Surface:** Partial Masonry and Aluminum Siding;
6. **Roof:** Asphalt shingle; See the main roof comments for recommended repairs.
7. **Roof Structure:** Rafters;
8. **Service Doors:** Wood
9. **Ceiling:** Painted Drywall;
10. **Walls:** Painted drywall;
11. **Floor/Foundation:** Poured concrete;
12. **Electrical:** 120 VAC lighting and electric circuits;
13.
14. **Windows:** Aluminum leveler;
15. **Gutters:** Aluminum;
16. **Downspouts:** Aluminum;



Mr. Home Inspector, Inc.

Garage/Carport (Continued)

17. **Leader/Extensions:** Aluminum;

Electrical

ANPNIM D

- 1. **Service Size Amps:** 200 Volts: 120-240 VAC
- 2. **Service:** Copper;
- 3. **120 VAC Branch Circuits:** Copper;
- 4. **240 VAC Branch Circuits:** Copper
- 5. **Aluminum Wiring:**
- 6. **Conductor Type:** Conduit Piping
- 7. **Ground:** Plumbing and rod in ground
- 8. **Smoke Detectors:** Not Present; At the time of the inspection there were no visible smoke alarms installed. Recommend installing smoke alarms on every level of the home for fire safety.
- 9. **Carbon Monoxide Detectors:** Not present; It is required by Illinois law to have a carbon monoxide detector installed within 15 feet of the bedrooms. Recommend installation of a carbon monoxide detector prior to closing.

Basement Electric Panel

- 10. **Manufacturer:** Murray;
- 11. **Maximum Capacity:** 200 amps
- 12. **Main Breaker Size:** 200 amps
- 13. **Breakers:** CUAL Type Breakers; " A double tap, which can result in loose wire connections and possible overheating, was noted. Further evaluation by a qualified electrician is recommended".
- 14. **Fuses:**
- 15. **GFCI:** At main panel;
- 16. **Is the panel bonded?** Yes No

Structure

* Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.

* Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

ANPNIM D

- 1. **Structure Type:** Wood frame
- 2. **Foundation:** Poured Concrete
- 3. **Differential Movement:**
- 4. **Beams:** Steel I-Beam
- 5. **Bearing Walls:** Frame
- 6. **Joists/Trusses:** 2x10;
- 7. **Piers/Posts:** Steel posts;
- 8. **Floor/Slab:** Concrete floor;
- 9. **Stairs/Handrails:** Carpeted stairs with wood handrail;



Mr. Home Inspector, Inc.

Structure (Continued)

10. **Subfloor:** Plywood The plywood subflooring is moisture damaged under the lower hall bathroom toilet. Recommend replacement of the subflooring when the toilet repairs are performed.

Attic

ANPNIM D

Hallway Attic

1. **Method of Inspection:** In the attic
2. **Roof Framing:** Rafters;
3. **Sheathing:** Plywood;
4. **Ventilation:** Roof and soffit vents
5. **Insulation:** Blown in
6. **Insulation Depth:** 10"
7. **Wiring/Lighting:** 120 VAC
8. **Moisture Penetration:**

Laundry room Attic

9. **Method of Inspection:** In the attic
10. **Roof Framing:** Rafters; There is a broken roof rafter at the middle front attic area of the laundry room. Recommend having a qualified contractor repair the rafter for proper roof support in this area.
11. **Sheathing:** Plywood;
12. **Ventilation:** Roof and soffit vents
13. **Insulation:** Blown in
14. **Insulation Depth:** 10"
15. **Wiring/Lighting:** 120 VAC
16. **Moisture Penetration:**

Basement

ANPNIM D

Main Basement

1. **Ceiling:** Exposed framing; At the basement behind the furnace there are previous water stains from he shower pan in the lower hall bathroom. These stains were dry at the time of the inspection. Recommend monitoring this area for possible leaks and future repairs.
2. **Walls:** Concrete;
3. **Floor:** Vinyl Floor Covering;
4. **Floor Drain:** Cast iron;
5. **Doors:** Vented;
6. **Windows:** Aluminum leveler;
7. **Electrical:** 120 VAC lighting and electric circuits; The junction box near the furnace has open knock out holes. All knock outs should be capped for safety.
8.
9. **HVAC Source:** Heating system register; The heating return duct behind the furnace is rusted through on the bottom side from the toilet leak. Recommend having a qualified heating contractor replace this section of the duct work.
10. **Vapor Barrier:** Paper;



Mr. Home Inspector, Inc.

Basement (Continued)

- 11. **Insulation:** Fiberglass
- 12. **Ventilation:** Windows;
- 13. **Sump Pump:** Submerged; The basement sump pump pit is full of water and the pump will not work when activating the float switch. Recommend evaluation and repair or replacement of the sump pump by a licensed plumber.
- 14. **Moisture Location:** Flooring; The basement floor is wet from the hall toilet leak.
- 15. **Basement Stairs/Railings:** Wood stairs with wood handrails

Crawl Space

ANPNIM D

Main Crawl Space

- 1. **Method of Inspection:** In the crawl space
- 2. **Access:** Open
- 3. **Moisture Penetration:**
- 4. **Moisture Location:** N/A
- 5. **Moisture Barrier:** Concrete floor;
- 6. **Insulation:** Fiberglass;
- 7. **Electrical:** 120 VAC lighting and electric circuits;
- 8. **HVAC Source:** Heating system register;

Air Conditioning

ANPNIM D

Side of house AC System

- 1. **A/C System Operation:** Functional at the time of inspection;
- 2. **Condensate Removal:** PVC
- 3. **Exterior Unit:** Pad mounted
- 4. **Manufacturer:** Trane
- 5. **Model Number:** TTRO48C100A3 **Serial Number:** N305P5DCF
- 6. **Area Served:** Whole building **Approximate Age:** 10-15 years;
- 7. **Fuel Type:** 220-240 VAC **Temperature Differential:** 14
- 8. **Type:** Central A/C **Capacity:** 4 Ton
- 9. **Visible Coil:** Copper core with aluminum fins
- 10. **Refrigerant Lines:** Serviceable condition;
- 11. **Electrical Disconnect:** Breaker disconnect;
- 12. **Exposed Ductwork:** Metal
- 13. **Blower Fan/Filters:** Direct drive with electronic filter;
- 14. **Thermostats:** Programmable



Mr. Home Inspector, Inc.

Fireplace/Wood Stove

* If fireplaces or solid burning stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through a level 2 chimney inspection performed by a qualified chimney sweep. Manually lit gas fireplaces are not operated as part of this inspection.

ANPNIM D

Family Room Fireplace

1. **Fireplace Construction:** Brick
2. **Type:** Gas starter wood burning;
3. **Fireplace Insert:** Standard
4. **Smoke Chamber:** Brick
5. **Flue:** Tile; Cleaning of the flue and it's internal components are recommended annually to maintain safety and efficiency of the fireplace.
6. **Damper:** Metal;
7. **Hearth:** Raised above the floor level;

Heating System

* Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is therefore, beyond the scope of the inspection. WE DO NOT REPORT ON, NOR CAN BE HELD RESPONSIBLE FOR THESE ITEMS.

ANPNIM D

Basement Heating System

1. **Heating System Operation:** Functional at the time of the inspection. The furnace in the basement is short cycling during the function testing of the unit. Recommend having a qualified contractor evaluate and repair per recommendations.
2. **Manufacturer:** Armstrong
3. **Model Number:** GUJ150D20-1A **Serial Number:** 8493M22977
4. **Type:** Forced air **Capacity:** 150,000 BTU/HR
5. **Area Served:** Whole building **Approximate Age:** 15-20 years;
6. **Fuel Type:** Natural gas
7. **Heat Exchanger:** 6 Burner; The furnace heat exchanger requires removal from the unit for proper inspection. This is beyond the scope of a home inspection and is not done by the inspector.
8. **Unable to Inspect:** 100%
9. **Blower Fan/Filter:** Direct drive with electronic filter;
10. **Distribution:** Metal duct;
11. **Circulator:** Forced Air blower;
12. **Draft Control:** Manual
13. **Flue Pipe:** Single wall;
14. **Controls:** Combination Valve;
15. **Humidifier:** April-Aire; It is required by the manufacturer to replace the whole house humidifier filter annually.
16. **Thermostats:** Programmable
17.
18. **Suspected Asbestos:** No



Mr. Home Inspector, Inc.

Plumbing

- * Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, and we can not be held responsible for these.
- * Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- * The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

ANPNIM D

1. **Service Line:** Copper;
2. **Main Water Shutoff:** Crawlspace;
3. **Water Lines:** Copper; The water shut off valve at the water heater has an active leak and the supply line is corroded. Recommend repair or replacement of the water shut off valve and line by a licensed plumber.
4. **Drain Pipes:** PVC; See comments for lower hall bathroom.
5. **Service Caps:** Accessible;
6. **Vent Pipes:** PVC
7. **Gas Service Lines:** Black pipe;

Basement Water Heater

8. **Water Heater Operation:** Functional at time of inspection; Water heater has exceeded design life. Recommend replacement of the water heater in the next 3-6 months.
9. **Manufacturer:** Rheem
10. **Model Number:** 21V40-7 **Serial Number:** 0492124726
11. **Type:** Natural gas **Capacity:** 40 Gal.
12. **Approximate Age:** 15-20 years; **Area Served:** Whole building
13. **Flue Pipe:** Single wall;
14. **TPRV and Drain Tube:** Black pipe;

Bathroom

ANPNIM D

Master; Bathroom

1. **Ceiling:** Painted Drywall;
 2. **Walls:** Painted drywall and Ceramic tile and wallpaper;
 3. **Floor:** Ceramic tile;
 4. **Doors:** Pocket door;
 5. **Windows:** Wood casement;
 6. **Electrical:** 120 VAC Ground fault protected outlet;
 7. **Counter/Cabinet:** Laminate
 8. **Sink/Basin:** Single bowl;
 9. **Faucets/Traps:** Delta fixtures with a PVC trap;
 10. **Shower/Surround:** Fiberglass pan and ceramic tile surround;
 11. **Toilets:** Kohler;
 12. **HVAC Source:** Heating system register;
 13. **Ventilation:** Window;
- ### 2nd floor hallway Bathroom
14. **Ceiling:** Painted Drywall;



Mr. Home Inspector, Inc.

Bathroom (Continued)

- 15. **Walls:** Ceramic tile and painted drywall;
- 16. **Floor:** Ceramic tile;
- 17. **Doors:** Solid Surface;
- 18. **Windows:** Wood casement;
- 19. **Electrical:** 120 VAC Ground fault protected outlet;
- 20. **Counter/Cabinet:** Laminate
- 21. **Sink/Basin:** Dual bowl; The left sink drain stopper connection under the sink in the upper hall bathroom has an active water drip into the cabinet area. Recommend repair.

The right side sink drain connection has an active water drip from the rear drain pipe in the upper hall bathroom. Recommend repair.

- 22. **Faucets/Traps:** Delta fixtures with a PVC trap;
- 23. **Tub/Surround:** Cast iron tub and ceramic tile surround;
- 24. **Toilets:** Kohler;
- 25. **HVAC Source:** Heating system register;
- 26. **Ventilation:** Window;

First floor; Bathroom

- 27. **Ceiling:** Painted Drywall;
- 28. **Walls:** Ceramic tile and painted drywall;
- 29. **Floor:** Ceramic tile;
- 30. **Doors:** Pocket door;
- 31. **Windows:** Aluminum leveler;
- 32. **Electrical:** 120 VAC Ground fault protected outlet;
- 33. **Counter/Cabinet:** Laminate
- 34. **Sink/Basin:** Single bowl;
- 35. **Faucets/Traps:** Delta fixtures with a PVC trap;
- 36. **Shower/Surround:** Fiberglass pan and ceramic tile surround;
- 37. **Toilets:** Kohler; The toilet is loose at the floor mounting in the lower hall bathroom and leaks into the basement behind the furnace. There is subflooring damage at the base of the toilet. Recommend having a licensed plumber evaluate and repair prior to using.
- 38. **HVAC Source:** Heating system register;
- 39. **Ventilation:** Window;



Mr. Home Inspector, Inc.

Kitchen

ANPNIM D

1st Floor Kitchen

1. **Cooking Appliances:** General Electric;
2. **Ventilator:** General Electric
3. **Dishwasher:** Bosch;
4. **Air Gap Present?** Yes No
5. **Refrigerator:** Amana
6. **Microwave:** General Electric
7. **Sink:** Cast iron;
8. **Electrical:** 120 VAC lighting and electric circuits; Non-GFCI circuit at the kitchen wall outlets. Recommend a qualified electrician install a GFCI outlets for safety near water.

9. **Plumbing/Fixtures:** Delta fixture with a PVC trap;
10. **Counter Tops:** Laminate
11. **Cabinets:** Wood;
12. **Ceiling:** Painted Drywall;
13. **Walls:** Painted drywall;
14. **Floor:** Vinyl Floor Covering;
15. **HVAC Source:** Heating system register;

Bedroom

ANPNIM D

Master Bedroom

1. **Closet:** Two closets;
2. **Ceiling:** Painted Drywall;
3. **Walls:** Painted drywall;
4. **Floor:** Carpeting;
5. **Doors:** Solid Surface;
6. **Windows:** Wood casement;
7. **Electrical:** 120 VAC lighting and electric circuits; The ceiling fan in the master bedroom is loose at the ceiling mounting. Recommend repairs be made for safety.
8. **HVAC Source:** Heating system register;
9.

#2 Bedroom

10. **Closet:** Two closets;
11. **Ceiling:** Painted Drywall;
12. **Walls:** Painted drywall;
13. **Floor:** Carpeting;
14. **Doors:** Solid Surface;
15. **Windows:** Wood casement;
16. **Electrical:** 120 VAC lighting and electric circuits;
17. **HVAC Source:** Heating system register;
18.

#3 Bedroom

19. **Closet:** Large



Mr. Home Inspector, Inc.

Bedroom (Continued)

- 20. **Ceiling:** Painted Drywall;
- 21. **Walls:** Painted drywall;
- 22. **Floor:** Carpeting;
- 23. **Doors:** Solid Surface;
- 24. **Windows:** Wood casement;
- 25. **Electrical:** 120 VAC lighting and electric circuits;
- 26. **HVAC Source:** Heating system register;
- 27.

Living Space

ANPNIM D

Living Room Living Space

- 1. **Ceiling:** Painted Drywall;
- 2. **Walls:** Painted drywall;
- 3. **Floor:** Wood like surface;
- 4. **Doors:** Solid Surface;
- 5. **Windows:** Wood casement; The front living room casement windows bind on the lower exterior window trim and the left window casement is stripped. Recommend repair.
- 6. **Electrical:** 120 VAC lighting and electric circuits;
- 7. **HVAC Source:** Heating system register;
- 8.

Dining Room Living Space

- 9. **Ceiling:** Painted Drywall;
- 10. **Walls:** Painted drywall;
- 11. **Floor:** Wood like surface;
- 12. **Windows:** Wood casement; The left window in the dining room will not open properly. It appears the lower sill plate is warped. Recommend repairs be made to the window.
- 13. **Electrical:** 120 VAC lighting and electric circuits;
- 14. **HVAC Source:** Heating system register;
- 15.

Family Room Living Space

- 16. **Ceiling:** Painted Drywall;
- 17. **Walls:** Paneling;
- 18. **Floor:** Carpeting;
- 19. **Doors:** Wood sliding;
- 20. **Electrical:** 120 VAC lighting and electric circuits;
- 21. **HVAC Source:** Heating system register;
- 22.

Sun Room Living Space

- 23. **Ceiling:** Paneling;
- 24. **Walls:** Paneling;
- 25. **Floor:** Carpeting;
- 26. **Doors:** Wood sliding;
- 27. **Windows:** Aluminum slider;
- 28. **Electrical:** 120 VAC lighting and electric circuits;



Mr. Home Inspector, Inc.

Living Space (Continued)

29. **HVAC Source:** Wall unit; The wall unit heater in the rear sun room has the gas supply turned off and was not able to be function tested. Recommend verifying proper operation prior to closing with the current home owner.

Lower Level Family Room Living Space

- 30. **Closet:** Large
- 31. **Ceiling:** Ceiling Tiles;
- 32. **Walls:** Paneling;
- 33. **Floor:** Vinyl Floor Covering;
- 34. **Doors:** Solid Surface;
- 35. **Windows:** Aluminum leveler;
- 36. **Electrical:** 120 VAC lighting and electric circuits; The four bank wall outlets at the bar are wired incorrectly with the hot and neutral wires reversed. Recommend having a qualified electrician properly wire the outlets.

The wall outlet at the left rear corner of the bar area is wired incorrectly with an open ground. Recommend repairs be made by a qualified electrician.

- 37. **HVAC Source:** Heating system register;
- 38.

Laundry Room/Area

ANPNIM D

1st Floor Laundry Room/Area

- 1. **Closet:** Walk in;
- 2. **Ceiling:** Painted Drywall;
- 3. **Walls:** Painted drywall;
- 4. **Floor:** Vinyl Floor Covering;
- 5. **Doors:** Solid Surface;
- 6. **Electrical:** 120 VAC lighting and electric circuits;
- 7.
- 8. **HVAC Source:** Heating system register;
- 9. **Laundry Tub:** Plastic;
- 10. **Laundry Tub Drain:** PVC;
- 11. **Washer Hose Bib:** Gate valves
- 12. **Washer and Dryer Electrical:** 110-120 VAC
- 13. **Dryer Vent:** Metal flex;
- 14. **Dryer Gas Line:** Insulflex
- 15. **Washer Drain:** Drains to laundry tub



Mr. Home Inspector, Inc.



The valleys of the roof are worn with deteriorating shingles. See recommendations under the main roof.



The main roof surface and the flat roof area have signs of worn out shingles and loose seams on the flat roof. Recommend replacement in the next 2-3 years.



The main roof surface and the flat roof area have signs of worn out shingles and loose seams on the flat roof. Recommend replacement in the next 2-3 years.



The main roof surface and the flat roof area have signs of worn out shingles and loose seams on the flat roof. Recommend replacement in the next 2-3 years.



Mr. Home Inspector, Inc.



Bricks have broken or popped surfaces with cracking mortar joints. Recommend repairs be made by a qualified masonry contractor.



The ceiling fan in the master bedroom is loose at the ceiling mounting. Recommend repairs be made for safety.



The right side sink drain connection has an active water drip from the rear drain pipe in the upper hall bathroom. Recommend repair.



The left sink drain stopper connection under the sink in the upper hall bathroom has an active water drip into the cabinet area. Recommend repair.



Mr. Home Inspector, Inc.



The left window in the dining room will not open properly. It appears the lower sill plate is warped. Recommend repairs be made to the window.



The front living room casement windows bind on the lower exterior window trim and the left window casement is stripped. Recommend repair.



Cleaning of the flue and it's internal components are recommended annually to maintain safety and efficiency of the fireplace.



The wall unit heater in the rear sun room has the gas supply turned off and was not able to be function tested. Recommend verifying proper operation prior to closing with the current home owner.



Mr. Home Inspector, Inc.



The toilet is loose at the floor mounting in the lower hall bathroom and leaks into the basement behind the furnace. There is subflooring damage at the base of the toilet. Recommend having a licensed plumber evaluate and repair prior to using.



Non-GFCI circuit at the kitchen wall outlets. Recommend a qualified electrician install a GFCI outlets for safety near water.



There is a broken roof rafter at the middle front attic area of the laundry room. Recommend having a qualified contractor repair the rafter for proper roof support in this area.



The wall outlet at the left rear corner of the bar area is wired incorrectly with an open ground. Recommend repairs be made by a qualified electrician.

Mr. Home Inspector, Inc.



The four bank wall outlets at the bar are wired incorrectly with the hot and neutral wires reversed. Recommend having a qualified electrician properly wire the outlets.



The basement sump pump pit is full of water and the pump will not work when activating the float switch. Recommend evaluation and repair or replacement of the sump pump by a licensed plumber.



The plywood subflooring is moisture damaged under the lower hall bathroom toilet. Recommend replacement of the subflooring when the toilet repairs are performed.



The heating return duct behind the furnace is rusted through on the bottom side from the toilet leak. Recommend having a qualified heating contractor replace this section of the duct work.

Mr. Home Inspector, Inc.



At the basement behind the furnace there are previous water stains from he shower pan in the lower hall bathroom. These stains were dry at the time of the inspection. Recommend monitoring this area for possible leaks and future repairs.



" A double tap, which can result in loose wire connections and possible overheating, was noted. Further evaluation by a qualified electrician is recommended".



The water shut off valve at the water heater has an active leak and the supply line is corroded. Recommend repair or replacement of the water shut off valve and line by a licensed plumber.



The junction box near the furnace has open knock out holes. All knock outs should be capped for safety.



Mr. Home Inspector, Inc.



The furnace in the basement is short cycling during the function testing of the unit. Recommend having a qualified contractor evaluate and repair per recommendations.

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The National Association of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!