

# Home Inspection Report

of  
326 W. Main St.  
Sample IL.

for  
Mr. and Mrs. Homebuyer  
on  
Monday, January 1st.



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Below is the inspector's opinion of the items in need of immediate professional attention as well as additional deficiencies that the buyer should be aware of. All items below, plus items not fully visible or those whose visibility is limited as stated in this report, should be evaluated and addressed by a licensed professional.

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1. **HVAC:** The two 2002 Amanda air conditioning systems were not tested due to the low exterior air temperature. The furnace operated. Professional servicing of the HVAC system should be done prior to closing and on a regular basis going forward. The below issues should be addressed at the time of servicing:
  - a. Both air conditioning condensers have dirty and damaged fins.
  - b. The 2021 Lennox furnace located in the primary bathroom closet has seasonal dust and The filter slot is not sealed.
  - c. The 2021 Lennox furnace located in the basement is dirty with seasonal dust and the humidifier is dismantled and damaged..
2. **ROOF:** There appears to be several layers of shingles on the roof. The shingles are damaged above the rotted fascia boards at the front of the home. There is moss growth in areas. There are no crickets above the east or west brick chimneys. Portions of the roof were not visible due to snow cover. Water stains and small areas of blackened sheathing are visible in the attic.  
The garage flat roof below the deck was not visible. However, there is an active leak from the roof onto the garage ceiling as confirmed with thermal imaging and there are water stains on the laminated beams and rim joist inside the garage below the rooftop deck. \*\*\*I recommend a professional roofer evaluate for life expectancy and cost of repair prior to closing.
3. **WINDOWS:** (a) Portions of the windows are wood on the exterior which will require continued and heavy maintenance. (b) The basement windows have cracked paint and deteriorated glazing. Due to the age of the home, precautions should be taken in case lead paint is present. (c). The window screens are missing throughout the home. (d). There are several windows throughout the house missing crank handles for the casement windows (e).The casement window in the dinette has a broken window latch. (f). The casement windows in the den are missing window cranks and screens(g). The dinette and the kitchen windows have bad thermal seals. (h) One front upper window has broken glass. \*\*\*I recommend a window company evaluate for method and cost of repair or replacement before closing.
4. **STRUCTURE:** (a) One north block wall in the east crawl space is leaning. It has been poorly supported with 4x4 wood posts. There are water stains and organic growth on this wall. (b) There are other cracks in the east crawl space walls visible from inside and outside. \*\*\*I recommend a structural engineer evaluate for method and cost of repair prior to closing.

5. **PLUMBING:**

- a. Please reference the Sewer Scope Report.
- b. The outdoor spigots were not tested due to the cold and the hoses are still attached. The hoses should be removed during the winter season to allow spigots to drain out and prevent freezing.
- c. The enclosed porch water spigot is leaking behind the wall and onto the rug below the spigot.
- d. Both sinks in the master bathroom are leaking at the bases of the handles.
- e. The jets on the bathtub in the master bathroom are inoperable.
- f. The tub faucet in the master bathroom leaks when off.
- g. The right side vanity faucet leaks at the left handle
- h. There is low water pressure at all of the faucets in the bathrooms.
- i. The sump pit in the basement has no pump. The cover is not sealed as is typically done when a Radon mitigation system is installed. Without a functional sump pump, the basement and crawl spaces are subject to seepage.
- j. The floor drain in the west basement backs up water onto the floor when the adjacent utility sink is operated.
- k. Portions of the water supply piping in the home is galvanized steel pipe and there is a noticeable pressure drop when multiple fixtures are open. Steel water supply pipes typically corrode on the inside of the pipe. The galvanized piping may eventually need to be replaced as water pressure drops in the future. This can typically be done in stages or all at once.
- l. Several copper to galvanized steel unions are lacking dielectric connectors and rust/corrosion is present.
- m. Three are exposed copper water supply pipes in the attic and are susceptible to freezing damage.

\*The above is not intended to be a comprehensive list of plumbing issues present but rather an indication of the overall type of plumbing work completed in the home. When there are multiple plumbing issues visible this can be an indication that further issues exist that were not readily accessible today. It is highly recommended that a professional plumber evaluate this home prior to closing to determine the cost and scope of any necessary repairs.

6. **ELECTRIC:**

- a. The front exterior outlet is not gfci protected.
- b. The light on the right side inside the master bathroom shower stall is cracked.
- c. The foyer wall receptacle has an open ground.
- d. The living room has a two prong wall outlet that should be replaced with a grounded three prong outlet
- e. The living room has a wall outlet with an open ground.
- f. The Foyer has a missing smoke detector with an open outlet on the wall.
- g. The 2nd floor hall has a missing smoke detector with exposed cover.
- h. The primary bathroom can-light glass cover is cracked above the tub.

- i. Lamp cord wiring is present in the west basement and are poorly routed through the sub floors above which is a fire hazard.
- j. Live Knob and Tube wiring is present in the basement and crawl space.
- k. The main electric panel has 2 circuits wires with old fabric covered aluminum wires.
- l. There is an open junction box in the east crawl space with exposed old fabric covered wires inside.

\*The above is not intended to be a comprehensive list of electrical issues present but rather an indication of the overall type of electrical work completed in the home. When there are multiple electrical issues visible this can be an indication that further issues exist that were not readily accessible today. It is highly recommended that a professional electrician evaluate this home prior to closing to determine the cost and scope of any necessary repairs.

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### **EXTERIOR & GARAGE:**

- A. Note: Portions of the roof and grounds were not fully visible due to snow cover.
- B. The front downspout and small piece of gutter are loose and separated from the wall. Water will be deposited next to the foundation wall. Proper exterior water management is critical in preventing seepage.
- C. Portions of the fascia boards are rotted.
- D. There are cracks in the exterior stucco siding which can allow water intrusion.
- E. Portions of the brick walkways have settled and separated.
- F. The concrete side walkway is cracked and settled.
- G. The west brick chimney has spalled bricks and loose mortar joints above the roof line. The chimney cap is cracked. No cricket flashing is visible.
- H. The East brick chimney has spalled bricks. No cricket flashing is visible.
- I. The exterior wood trim has areas of peeling paint and wood rot.
- J. The connection between the stucco and west brick chimney is open and not sealed.
- K. The overhead garage door is dented and dinged throughout.
- L. The exterior wood trim on the garage is split and rotted.
- M. There are several cracks on the exterior of the foundation walls.
- N. There are water stains on the laminated beams and rim joist inside the garage below the rooftop deck and garage roof.

### **INTERIOR:**

- O. DOORS: (a) The door from the garage into the home is not self closing is recommended for fire and carbon monoxide safety.(b). The bifold doors in the Northeast bedroom do not close properly and require adjustment (c). The Bifold closet doors in the Northwest bedroom do not close properly and require adjustment. (d). The pocket door to the primary bathroom is missing a

lower door guide and does not close properly. (e). The Northwest bedroom closet bifold door has broken track hardware and does not close properly.

P. The Nuel post is loose on the main stairway.

Q. The railing at the top of the stairs is loose.

R. The basement staircase has unsafe balusters and there is low head clearance.

S. Rodent droppings are present near the electric panels in the basement.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.





Front



Back



Snow covered roof



Multiple layers of shingles. Damaged tabs. Rotted fascia boards



Loose front gutter and downspout



roof





roof



Moss growth on shingles



Example of cracks in stucco siding



Radon vent fan

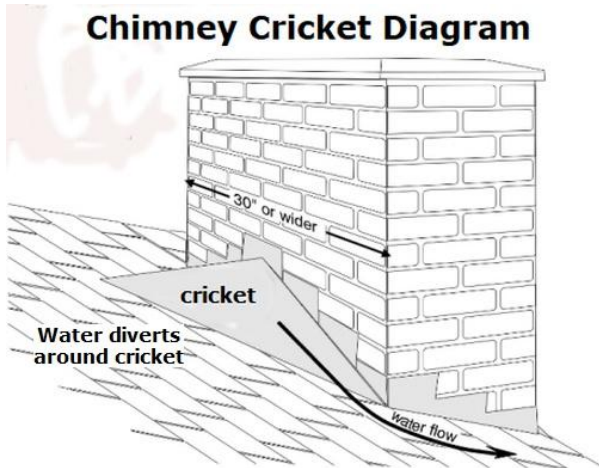


Radon discharge pipe



Spalled bricks & cracked cap





No cricket flashing visible on both brick chimneys



back steps



Deck over garage



Deck



Generator. Requires annual service.



A/C East condenser





A/C West condenser



Dented garage door



Garage clutter



Water stains inside garage, below the roof deck

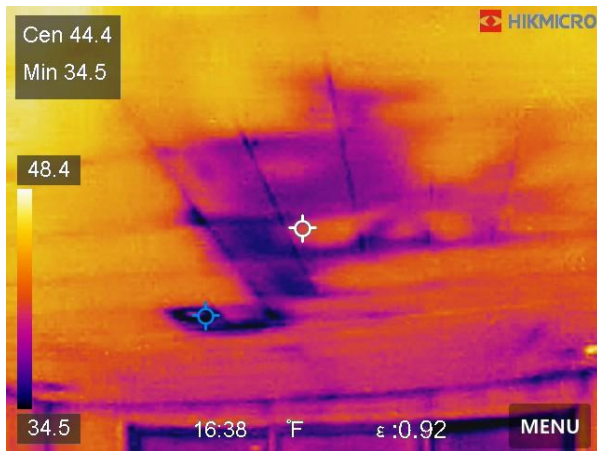


Water stains inside garage



Water stains inside garage





Thermal image confirming garage roof leak



Darkened sheathing



Darkened rafters



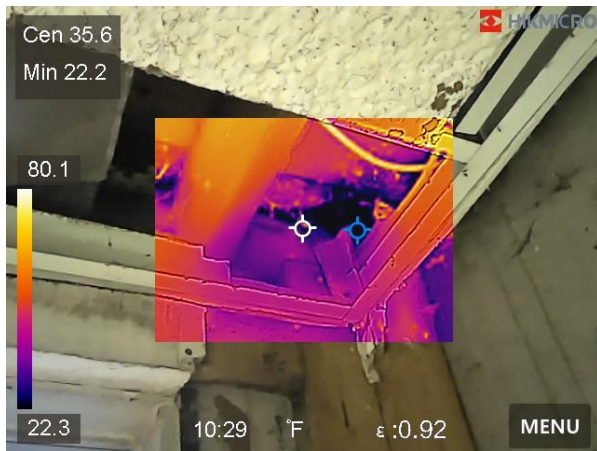
Cracks in foundation walls visible from the exterior



Active water leak in basement family room



Thermal imaging confirming leak is active



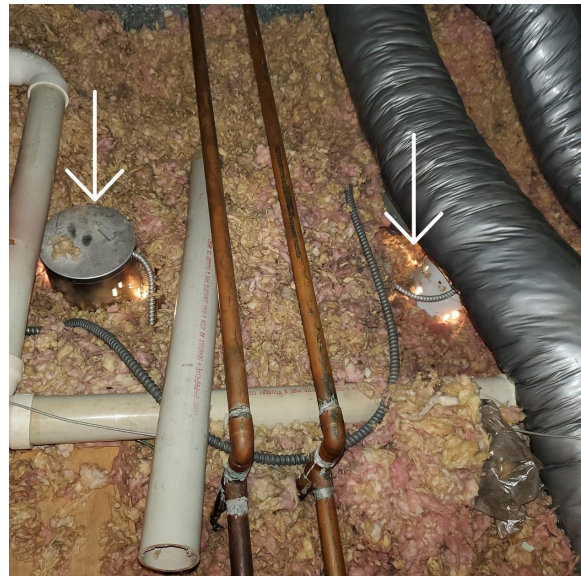
Precise location of active water leak



Exposed active water lines in attic



Main attic



Insulation clearance to recessed lights





Side attic storage



2nd floor 2021 Lennox furnace



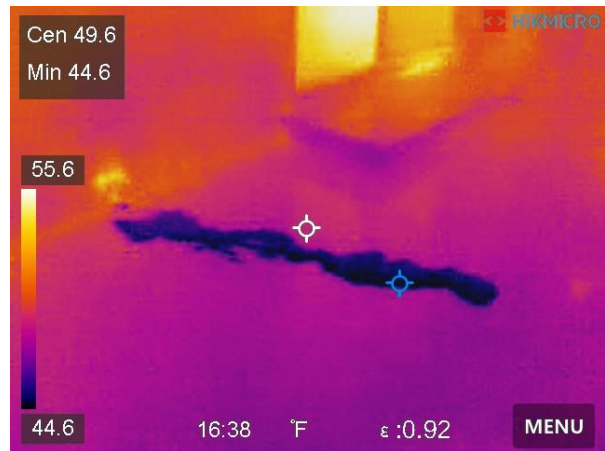
Lennox furnace seasonal dust



Unsealed furnace filter opening



Confirmation of electric heat operation



Thermal image of leaking faucet onto rug



Basement



Unsafe balusters



Main drain access



Sump pit is not sealed for Radon





Brown, lightweight, lamp cord wires improperly routed through the floor



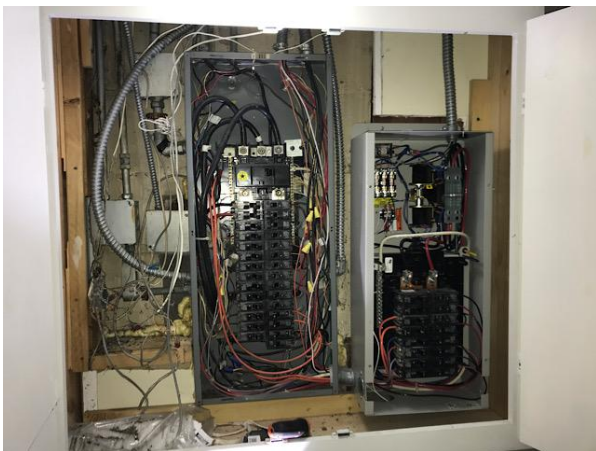
Interior Radon vent pipes



Utility sink water backing up through the floor drain



Electric panels



Fabric covered aluminum wires present on main panel circuits 2 & 9.



Rodent droppings present below the electric panels





Live knob and tube wire present in the basement and east crawl space



Furnace in basement



Furnace



Humidifier is damaged and dismantled



Thermal image of furnace & water heater



Infrared image of active heating duct



Water heater



Rusted / Corroded copper to galvanized pipe unions. Missing several dielectric connectors



corrosion: missing dielectric union



corrosion: missing dielectric union



West crawl space



East crawl space





Seepage stains and organic growth



Leaning portion of north foundation block wall. Have evaluated by a structural engineer.



Poorly supported with 4x4 posts



Cracks visible inside and outside.





## General

Age / Year Built:	1921
Type:	Single Family
Weather:	Dry
Temperature:	21-30 Degrees
Direction Facing:	North
Status:	Occupied

Comments:

## Roof System

Roof Type:	Gable	
Approximate Age:	10-20 years old	
Visible Layers:	Multiple	
Roof Material:	Asphalt	
Viewed From:	The Ground	
Visibility:	Partial	
Limited By:	Snow & Accessibility	
Roof Condition:	Damaged shingles	Moss growth

Comments:

Remarks:	I recommend the roof be professionally evaluated prior to closing due to the visual condition or the fact that it could not be fully viewed.	A professional roofer should determine the amount of life remaining in this roof and the cost of replacement.
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<b>Valleys:</b>	Asphalt	
Valley Condition:	Not Fully Visible	
<b>Roof Flashing:</b>	Aluminum	
Flashing Condition:	Not Fully Visible	
<b>Vents:</b>	Power	Top
Vent Condition:	Not Tested - Too Cold	Satisfactory
<b>Skylights:</b>	None	
Skylight Condition:	-	
<b>Plumbing Vents:</b>	Present	

Vent Condition: Not Fully Visible  
**Gutters:** Aluminum  
Gutter Condition: Loose gutter. Loose downspout.

Comments:

Helpful Tips:



**Understanding the Roof:** Roofs age over time. The quality of materials used as well as weather conditions can effect the process. This illustration shows a variety of signs indicating an aging roof. Periodically checking the roof for these issues should be a part of the normal home maintenance process.

## Chimneys

### Chimney 1

Chimney Type: Brick  
Location: East  
Chimney Condition: Spalled Bricks. No cricket flashing visible.  
Flue Type: Tile  
Flue Condition: Not Visible

### Chimney 2

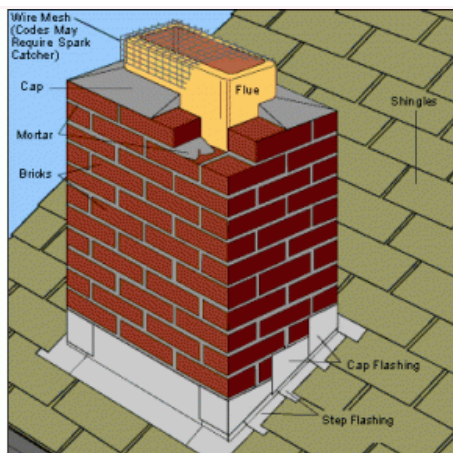
Brick  
West  
Spalled Bricks. Cracked cap. No cricket flashing visible.  
Tile  
Not Visible

Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

Chimney Remarks: Chimney bricks need tuck-pointing and general repair Multiple Issues  
The damaged chimney cap should be repaired

Comments:

Helpful Tips:



**Understanding Chimneys:** Homes with Masonry chimneys are effected by weather and environmental conditions. Like any other exterior feature of a home, chimneys require regular maintenance. Sealing concrete cap cracks, filling in loose mortar joints and replacing missing or damaged bricks will help maintain the life of these chimneys.

## Exterior

**Siding Type:** Stucco  
**Siding Condition:** Cracks  
**Trim / Soffit Type:** Wood  
**Trim Condition:** Rotted

A board by board search of the siding and trim was not performed.

**Window Material:** Wood  
**Window Condition:** Heavy Maintenance  
**Doors:** Front  
**Door Condition:** Satisfactory  
**Doors:** Basement Exterior  
**Door Condition:** Satisfactory  
**Exterior Electric:** Underground  
**Electric Condition:** Satisfactory  
**Electric Outlets:** Front  
**Outlet Condition:** Not GFCI Protected

Vinyl  
 Satisfactory  
 Upper Rear  
 Satisfactory

Back  
 GFCI Protected

Side  
 GFCI Protected

Comments:

Helpful Tips:



**Understanding Gutters:** Gutters are the home's initial protection from the great amount of water deposited on the roof. Gutters should move water far enough away from the foundation to prevent seepage and to protect the interior of the home. Clean gutters and downspout extensions are important to this process.

## Grounds

**Walks:** Brick  
**Walk Condition:** Settled  
**Driveway:** Concrete  
**Driveway Condition:** Typical Cracks  
**Stoops/Steps:** Front  
**Stoops/Steps Type:** Brick  
**Condition:** Satisfactory  
**Railings** Deck  
**Material** Wood  
**Condition:** Satisfactory  
**Improvements:** Deck

Concrete  
 Settled

Rear  
 Wood  
 Satisfactory

Rear  
 Concrete  
 Satisfactory

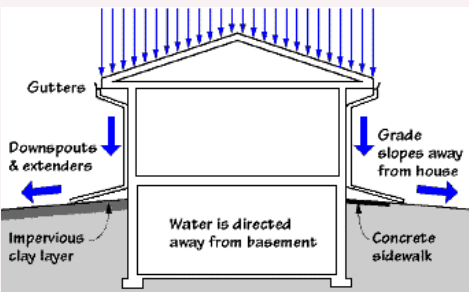


Material	Wood	
Condition:	Snow Covered	
<b>Window Wells:</b>		
<b>Water Spigots:</b>	Not Tested Due to Cold	Hoses Attached
<b>Retaining Wall:</b>	None	
Wall Condition:	-	
<b>Negative Grading:</b>		
<b>Water Protections:</b>	Gutters / Positive Grade	Missing Essential Protections

Water is destructive and any home without all three foundation protections; gutters, positive grading, and drain tiles - is subject to water penetration.

Comments:

Helpful Tips:



**Understanding Landscaping:** The best protection from water entry a home can have begins on the exterior. Proper grading, with the ground pitching away from the home, is most essential. Clean gutters and a working drain tile system complete the home's water defense.

## Attached 2 Car Garage

<b>Roof Type:</b>	Flat	
Approx Roof Age:	Not Determined	
Visible Layers:	Not Determined	
Roof Material:	Not Visible	
Roof Condition:	Covered with roof deck	Water stains inside garage
<b>Siding Type:</b>	Same as the House	
Siding Condition:	Satisfactory	
<b>Trim / Soffit Type:</b>	Wood	
Trim Condition:	Split and Rotted	

<b>Overhead Door(s):</b>	Two Car
Type:	Metal
Door Condition:	Dented Throughout
Automatic Opener:	Satisfactory
Safety Reverse:	Operates
Springs:	Satisfactory

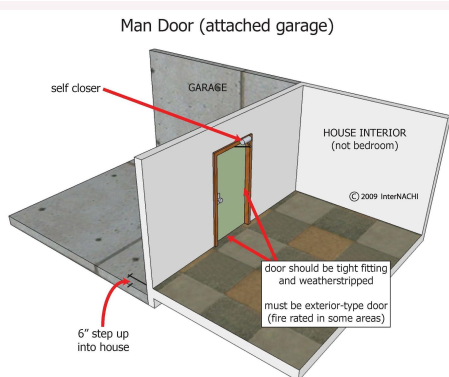
Window(s):	None
Screens	-
Floor:	Covered With Storage
Side Door:	
Door to House:	Not Self-Closing

Electrical:	not tested due to clutter
Structure:	Water stains on laminated beams, rim joists, and deck railing posts.

Comments:

Garage Remarks:	The garage was not fully visible and not fully inspected due to storage and clutter.
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Helpful Tips:

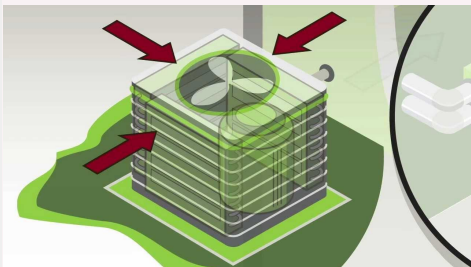


**Understanding the Garage:** Attached garages have special requirements for the protection of the home's inhabitants. This diagram shows several of the possible hazards that should be considered. Maintaining these features will ensure a safe living environment.

	Central Air Unit 1
Brand:	Amana
Age or Year:	2002
Operation:	Not Tested Due to Temperature
Condition:	Dirty Fins

Comments:

Helpful Tips:



**Understanding Central Air:** It is crucial that air flows through the fins and into the condensing unit. Any blockage can restrict this air flow. Keeping these fins clear of yard debris and creating sufficient clearance of landscaping materials will insure a properly operating cooling system.

## Central Air

Central Air Unit 2

Brand:	Amana
Age or Year:	2002
Operation:	Not Tested Due to Temperature
Condition:	Dirty Fins, damaged fins

## Heating

	Heating Unit 1
Brand:	Lennox
Location:	Basement
Type:	Forced Air
Age or Year:	2021

	Heating Unit 2
Brand:	Lennox
Location:	Upper Closet
Type:	Forced Air
Age or Year:	2021

Fuel:	Gas	Gas
Distribution:	Ductwork	Ductwork
Condition:	Seasonal Dust	Seasonal Dust
Vent Pipes:	Not Fully Visible	Satisfactory
Furnace Operation:	Operated	Operated
Heat Exchanger:	Not Fully Visible	Not Fully Visible
Filter:	Disposable	Disposable
Humidifier:	Not Tested. Dismantled.	None

Only a small section of the heat exchanger is visible. Professional evaluation is strongly recommended.

The HVAC system has 3 parts: production, distribution, and exhaustion. These parts work together and all should be checked during the HVAC service prior to closing.

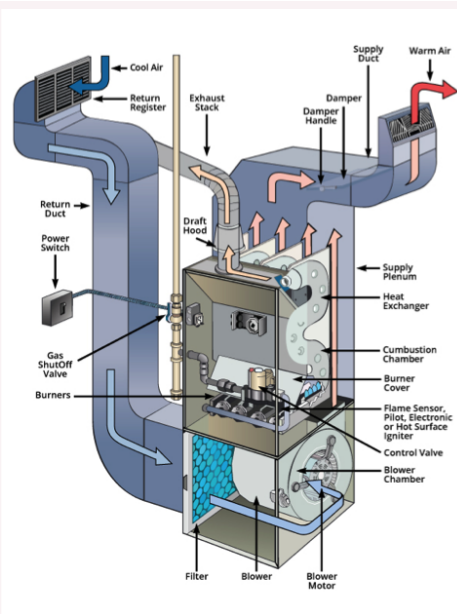
Changing or altering any one part may necessitate altering the others. The HVAC professional should make the final determination.

Heating Remarks: The heat exchangers should be checked for cracks no matter how old.

The HVAC systems need professional evaluation prior to the closing.

Comments:

Helpful Tips:



**Understanding a Furnace:** These are the elements of a typical residential forced air heating system. As this diagram demonstrates the heat exchanger is hidden from view. A damaged or faulty heat exchanger can allow harmful CO gases to enter the living area. That is why it is crucial to the safety of the inhabitants that the system be serviced and evaluated on a regular basis with particular attention paid to the heat exchanger.

## Plumbing

Supply Source:	Public	
Main Shut Off:	Not Located	
Distribution Material	Copper & Galvanized Steel	
Material Condition:	Rust & Corrosion	
Water Pressure:	Fluctuates	Poor in areas
Waste:	Sewer	
Waste Material:	PVC & Copper	
Material Condition:	Satisfactory	



Drainage:	Adequate
Sanitary Pit:	n/a

The underground pipes, inside and out, were not visible and not inspected.

<b>Water Heater:</b>	<b>A.O. Smith</b>
Location:	Basement
Age or Year:	2020
Capacity:	50 Gallons
Fuel:	Gas
Condition:	Rusted dielectric connector

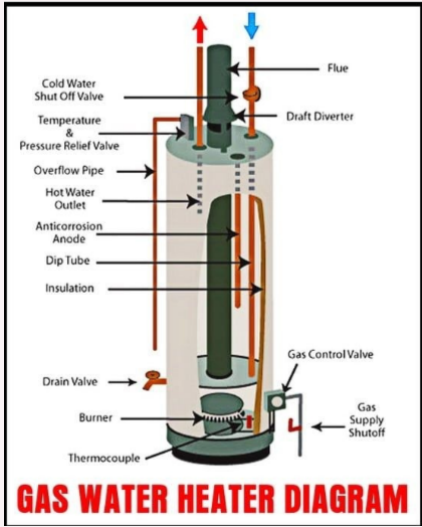
<b>Clothes Washer:</b>	Operates
<b>Clothes Dryer:</b>	Operates

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.  
Plumbing leaks always begin slowly and take time to fully reveal themselves. We are limited to the amount of water we can run during an inspection.  
The passage of time between the inspection and the closing makes it crucial that all the fixtures be operated and checked at the final walkthrough.  
It is recommended that dryer venting be cleaned out on a regular basis for fire safety. The interior of venting is not visible.

Plumbing Remarks:	The plumbing all or in part needs professional evaluation prior to closing.
	The galvanized steel supply pipes will need to be replaced in the near future.

Comments:

Helpful Tips:



**Understanding Water Heaters:**  
These are the major components of your water heater. **Safety Note:** It is very important never to cap the bottom of the overflow pipe on the left. Capping this can allow pressure to build up in the unit if it overheats.

## Electrical

Panel:	<b>Main</b>
Panel Location:	Basement
Approximate Amps:	150
Voltage:	240

<b>Generator Sub Panel</b>
Basement
70
240

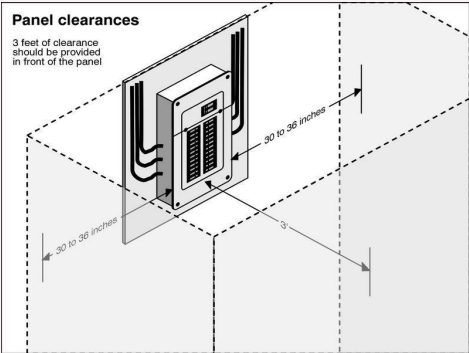
Type:	Breakers	Breakers
Service Conductor:	Copper	Copper
Sheathing:	Conduit, BX & Greenfield	Greenfield
Branch Wiring:	Copper & Aluminum	Copper

Overall Problems: Aluminum Wiring  
Knob & Tube Wiring

Electrical Remarks: There are multiple problems visible. Most likely more problems exist. An electrician must fully evaluate this home.

Comments:

Helpful Tips:



**Understanding Electrical Panel Clearance:** It is important that proper clearance be maintained in front of an electric panel. This will ensure easy access in case of an emergency. The door to the panel should open and close easily and freely.

## Basement

Percent Finished:	75 Percent
Stairs:	Unsafe Balusters
Window(s):	Satisfactory
Screen(s)	Missing
Door(s)	Satisfactory

<b>Supports:</b>	Joists
Percent Visible:	25 Percent
Size:	2x10
Material:	Wood
Condition:	Not Fully Visible

<b>Beams</b>	Not Visible
Percent Visible:	
Condition:	

<b>Posts:</b>	Not Visible
Percent Visible:	
Condition:	



<b>Walls:</b>	Concrete	
Percent Visible:	25 Percent	
Condition:	Not Fully Visible	
<b>Floors:</b>	Concrete/Tile/Carpet	
Condition:	Satisfactory	
<b>Moisture:</b>	Old Stains	
<b>Protection:</b>		
Sump Pump:	Pit With No Pump	Not sealed for radon
Backup Sump:	None	
Floor Drain:	Present	Water from sink backs up onto floor

Remarks:

The basement walls and floors and ceiling could not be examined without removing material which is prohibited. No judgment is being made about the conditions present here.

Comments:

Helpful Tips:

The diagram illustrates a sump pump system installed in a basement. A brick wall is shown on the right, with a 'Foundation Drain (Weeping tile)' pipe running along its base. This pipe leads into a 'Sump Pump Tank' located in the basement floor. Inside the tank, there is a 'Sump Pump' and a 'Check Valve'. An 'Access Cover' is shown on top of the tank. A discharge pipe goes from the pump, through the basement wall, and exits the house as an 'Exterior Discharge Pipe' into the yard. The text explains that homes with such a system direct water from around the foundation into the pump pit, which then discharges the water to a point outside the home. The further away the water is deposited, the better it is for the foundation.

**Understanding Sump Pumps:** Homes with a sump pump system direct water from around the foundation and into the pump pit. The pump then discharges the water to a particular point outside the home. The farther away from the home this water is deposited, the better it is for the foundation.

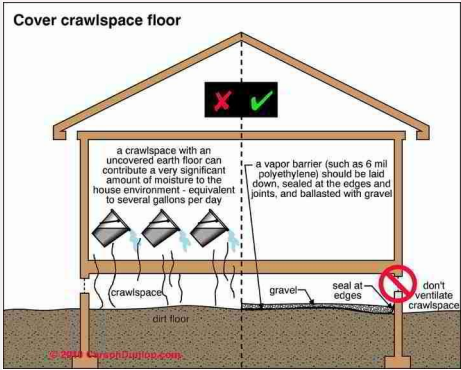
Crawl Space

	<b>West Crawl Space</b>	<b>East Crawl</b>
<b>Supports:</b>	Joists	Joists
Percent Visible:	75 Percent	75 Percent
Size:	2x10	2x10
Material:	Wood	Wood
Condition:	Not Fully Visible	Not Fully Visible
<b>Beams</b>	None	Wood
Percent Visible:		All
Condition:		Satisfactory

<b>Posts:</b>	None	Blocks
Percent Visible:		All
Condition:		Satisfactory
<b>Walls:</b>	Concrete	Block
Percent Visible:	75 Percent	All
Condition:	Not Fully Visible	Leaning. Cracks.
<b>Floors:</b>	Concrete	Gravel
Condition:	Not Fully Visible	Not Fully Visible
Vapor Barrier:	Concrete	Plastic
<b>Moisture:</b>	Dry Today	Seepage stains and organic growth
<b>Protection:</b>		
Sump Pump:	None	None
Backup Sump:	None	None
Floor Drain:	None Visible	None Visible
<b>Remarks:</b>	I recommend evaluation by a structural engineer prior to closing.	

Comments:

Helpful Tips:



**Understanding the Crawl Space:** Crawl spaces with dirt floors can raise the moisture level in a home. A moisture barrier can enhance the comfort level of the home and protect the structural members within the crawl space. Typical moisture barriers are made of concrete or plastic.

## Attic

<b>Name:</b>	<b>Attic</b>
<b>Access Type:</b>	Pull-Down Stairs
<b>Access Location:</b>	Hall
<b>Inspected From:</b>	Inside
<b>% Visible:</b>	70
<b>Limited By:</b>	The Structure

<b>Structure:</b>	Rafters
<b>Structure Size:</b>	2x8



Roof Sheathing: Plywood  
Condition: Blackened Spots on Sheathing. Water stains.

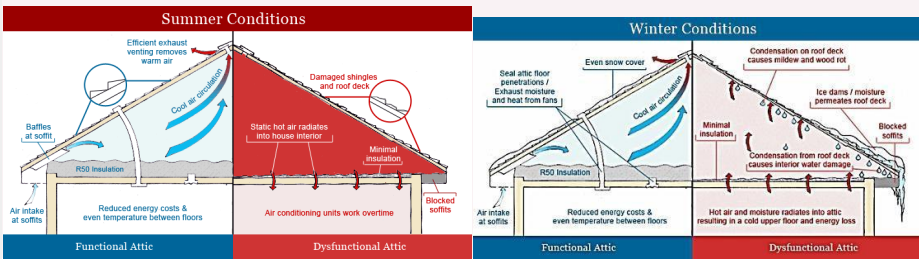
Insulation: Fiberglass  
Insulation Depth: 6-12 inches  
Installed In: The Floor  
Vapor Barrier: Not Visible  
Condition: Inadequate

Vent Fans: Venting to Exterior  
Electrical: Not Fully Visible

Remarks: See Pictures  
Blackened moist or frosted sheathing indicates a possible ventilation/insulation issue and should be professionally addressed.

Comments:

Helpful Tips:



**Understanding the Attic:** Proper insulation and ventilation aid in the comfort of the home during both the Summer and Winter. A good rule to follow is to have the temperature in the attic be the same as the temperature outside.

## Bathrooms

Name: Hall Bath  
Ceilings: Satisfactory  
Walls: Satisfactory  
Floors: Not Fully Visible  
Doors: Satisfactory  
Windows: None  
Window Screen(s): -  
Switches: Yes  
Outlets: GFCI Protected  
Toilet: Satisfactory  
Tub / Shower: Satisfactory  
Jacuzzi: None  
Sink: Satisfactory  
Drainage: Satisfactory  
Water Pressure: Low  
Ventilation Fan: Operates

Main Bath  
Cracked  
Satisfactory  
Uneven  
Does Not Lock  
None  
Satisfactory  
-  
GFCI Protected, loose outlet  
Satisfactory  
Satisfactory  
None  
Faucet Leaks  
Slow  
Low  
Operates

Heat Source:

Yes

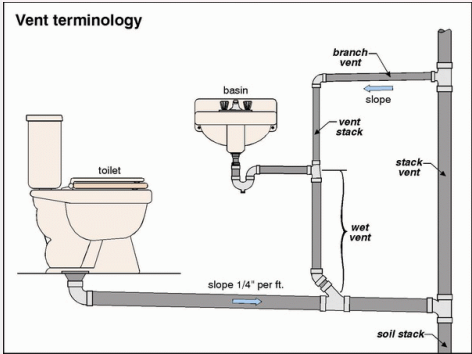
Yes

Comments:

Name:	Half Bath	Primary Bath
Ceilings:	Satisfactory	Cracked
Walls:	Satisfactory	Satisfactory
Floors	Not Fully Visible	Not Fully Visible
Doors:	Satisfactory	Satisfactory
Windows:	None	None
Window Screen(s):	-	-
Switches:	Yes	Yes
Outlets:	GFCI Protected	GFCI Protected
Toilet:	Satisfactory	Satisfactory
Tub / Shower:	-	Leaking
Jacuzzi:	None	Does Not Operate
Sink:	Satisfactory	Leaking/Inopearable drain stopper
Drainage:	Satisfactory	Slow
Water Pressure	Low	Low
Ventilation Fan:	Runs Loud	Operates
Heat Source:	No	Yes

Comments:

Helpful Tips:



**Understanding Drainage:** While not fully visible behind the walls, plumbing vents and proper drainage slope are essential to the movement of water and the prevention of sewer gas entry. Without a proper trap/vent combination, sewer gases can enter the home and create unsavory odors.

## Bedrooms

Name:	Primary Bedroom	Northeast Bedroom
Visibility:	Furnished	Furnished
Ceilings:	Satisfactory	Satisfactory
Walls:	Satisfactory	Satisfactory
Floors	Carpeted, stained	Not Fully Visible
Entry Door:	Satisfactory	Does Not Lock
Closet Door(s)	Satisfactory	Needs Adjustment
Windows:	Difficult to Operate	Satisfactory
Window Screen(s):	Missing	Missing

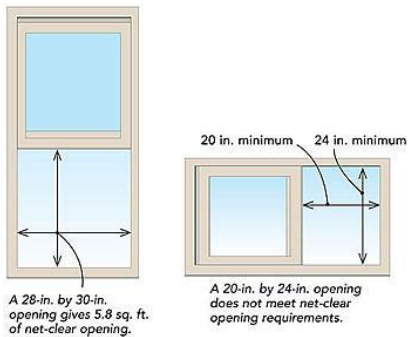


Heat Source:	Yes	Yes
Switches:	Yes	Yes
Outlets:	2 Pronged	Wired Properly
Comments	CLOset exposed bulbs	

Name:	<b>Northwest Bedroom</b>
Visibility:	Furnished
Ceilings:	Cracked
Walls:	Cracked
Floors	Carpeted
Entry Door:	Does Not Latch
Closet Door(s)	Needs Adjustment
Windows:	Satisfactory
Window Screen(s):	Missing
Heat Source:	Yes
Switches:	Yes
Outlets:	Wired Properly

Comments

Helpful Tips:



**Understanding Bedroom Safety:** Bedroom windows are designed for proper access and egress in case of an emergency. Properly sized and properly placed windows are crucial to bedroom safety. Homeowners who add a bedroom in the basement should make sure that properly sized windows are present.

## Rooms

Name:	<b>Dining Room</b>
Visibility:	Furnished
Ceilings:	Satisfactory
Walls:	Satisfactory
Floors	Not Fully Visible
Entry Door:	Satisfactory
Windows:	Satisfactory
Window Screen(s):	Satisfactory
Heat Source:	Yes
Switches:	Yes

<b>Living Room</b>
Furnished
Satisfactory
Satisfactory
Not Fully Visible
Satisfactory
Satisfactory
Satisfactory
Yes
Yes

<b>Dinette</b>
Furnished
Satisfactory
Damaged
Not Fully Visible
None
Bad Seal
Satisfactory
Yes
Yes

Outlets:	Wired Properly	Not Grounded	Wired Properly
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Comments

Name:	<b>Office</b>	<b>Den</b>	<b>Foyer</b>
Visibility:	Furnished	Furnished	Furnished
Ceilings:	Satisfactory	Satisfactory	Satisfactory
Walls:	Satisfactory	Satisfactory	Satisfactory
Floors	Not Fully Visible	Not Fully Visible	Not Fully Visible
Entry Door:	Needs Adjustment	Satisfactory	Satisfactory
Windows:	Satisfactory	Handle missing	Satisfactory
Window Screen(s):	-	Missing	Satisfactory
Heat Source:	Yes	Yes	Yes
Switches:	Yes	Yes	Yes
Outlets:	Wired Properly	Wired Properly	Not Grounded

Comments

Helpful Tip:

**Understanding Smoke & CO Safety:** Smoke and Carbon Monoxide detectors are essential safety items in every home. These can become unreliable as they age. Monitors should be checked for operation and new batteries installed regularly. A good rule of thumb is to change the battery when the time change occurs in Fall and Spring.

Kitchen

Ceilings:	Satisfactory
Walls:	Satisfactory
Floors	Not Fully Visible
Entry Door:	None
Windows:	Bad Seal
Window Screen(s):	Satisfactory
Heat Source:	Yes
Switches:	Yes
Outlets:	Wired Properly
Counter Tops:	Satisfactory
Cabinets:	Satisfactory
Faucet:	Satisfactory
Pipes:	Satisfactory
Drainage:	Satisfactory

Water Pressure:	Satisfactory
Microwave:	
Refrigerator:	
Range:	
Oven:	
Dishwasher:	
Vent Fan:	
Garbage Disposal:	

Comments:

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.  
The most common area of failure between the inspection and closing is at the appliances. These should be checked again at final walkthrough before closing.

## Interior Basics

Window Material:	Wood
Window Type:	Casement
Window Operation:	Satisfactory
Window Problems:	Difficult to Operate
Window Screen(s):	Missing

Fireplace:	<b>Bedroom</b>	<b>Dining Room</b>	<b>Living Room</b>
Fireplace Type:	Gas Log	Wood	Wood
Damper:	Operates	Operates	Operates
Flue:	Not Fully Visible	Not Fully Visible	Not Fully Visible

Fireplace systems are tested for operation (the gas and damper). Determining the adequacy of the system is beyond the scope of a visual home inspection.  
Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

Stairs:	<b>Main</b>	<b>Basement</b>
Stair Conditions:	Loose Hand Railing	Unsafe Balusters

Whole House Fan: None

Smoke & CO Detectors:	Missing
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## Final Notes

Present:	Buyer	Buyer's Agent	Buyer's Family
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Remarks:

Comments:



# Final Walkthrough

- Oven/Range Off: ☒
- Lights Off: ☒
- Furnace Covered: ☒
- Water Off at Fixtures: ☒

- Thermostat(s) Reset: ☒
- Electric Panel Covered & Breakers On: ☒

Inspectors:

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