



CASTLE HOME INSPECTION

(630) 462-1050

castleinspections@outlook.com

www.castleinspectors.com



RESIDENTIAL INSPECTION COPY

123 Castle Home Inspection Drive
Aurora, IL 60503

Test Test

12/29/2024



Inspector

Ben Holzer

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SUMMARY

- ⊖ 4.1.1 Dwelling Exterior, Lots and Grounds - Vegetation, Fences, Retaining walls: Suggest trimming trees/shrubs/vines
- ⊖ 4.1.2 Dwelling Exterior, Lots and Grounds - Vegetation, Fences, Retaining walls: Gate(s) not closing
- ⊖ 4.5.1 Dwelling Exterior, Lots and Grounds - Window wells: Missing covers
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- ⊖ 4.6.1 Dwelling Exterior, Lots and Grounds - Siding: Damaged or loose siding
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- ⊖ 4.12.1 Dwelling Exterior, Lots and Grounds - Exterior spigots: Leak at spigot
- ⊖ 4.14.1 Dwelling Exterior, Lots and Grounds - Patio: Pavers settled
- ⊖ 5.1.1 Roof - Roof condition: Wear/Granule loss
- ⊖ 5.1.2 Roof - Roof condition: Exposed nail heads
- ⊖ 5.2.1 Roof - Flashings: Raised flashing
- ⊖ 5.2.2 Roof - Flashings: Rust on flashing
- ⊖ 5.4.1 Roof - Chimneys/ Furnace vent pipes: Rust at metal vent pipe
- ⚠ 6.1.1 Garage - Driveway: Cracks/pitting/settlement
- ⊖ 6.1.2 Garage - Driveway: Driveway settled at apron
- ⊖ 6.2.1 Garage - Structure condition: Stains on framing
- ⊖ 6.2.2 Garage - Structure condition: Spalling/damage on footing(s)
- ⊖ 6.3.1 Garage - Floor: Cracks and spalling
- ⊖ 6.6.1 Garage - Wall and ceiling coverings: Cracked/loose tape
- ⊖ 6.6.2 Garage - Wall and ceiling coverings: Stains noted walls or ceiling
- ⊖ 6.6.3 Garage - Wall and ceiling coverings: Impact damage
- ⊖ 6.9.1 Garage - Roof, siding, trim, overhangs and windows: Windows hard to open
- ⊖ 6.9.2 Garage - Roof, siding, trim, overhangs and windows: Locks do not align
- ⊖ 7.1.1 Attic - Ventilation: Suspect mold. inadequate vents
- ⊖ 7.1.2 Attic - Ventilation: Overhang vents covered
- ⊖ 7.1.3 Attic - Ventilation: Vents not supported properly
- ⊖ 7.4.1 Attic - Roof framing: Stains on rafters/trusses
- ⊖ 7.5.1 Attic - Roof sheathing: Suspect mold on sheathing
- ⊖ 7.5.2 Attic - Roof sheathing: Buckled roof sheathing
- ⊖ 7.5.3 Attic - Roof sheathing: Damage and stains on gable wall sheathing
- ⊖ 7.5.4 Attic - Roof sheathing: Frost on sheathing
- ⊖ 7.6.1 Attic - Insulation: Displaced insulation

- ⊖ 7.7.1 Attic - Bathroom & kitchen exhaust vents: Flex vent disconnected
- ⊖ 7.9.1 Attic - Chimneys/ Furnace vent pipes: Stains on vent pipe
- ⊖ 8.2.1 Interior - Doors: Door opens over stairs
- ⊖ 8.3.1 Interior - Windows: Multiple Broken seal(s) noted.
- ⊖ 8.3.2 Interior - Windows: Windows not opening
- ⊖ 8.3.3 Interior - Windows: Tension hardware is stuck in rails.
- ⊖ 8.3.4 Interior - Windows: Window(s) not staying up, (safety).
- ⊖ 8.4.1 Interior - Walls & Ceilings: Cracked or loose tape noted at wall/ceiling joints.
- ⊖ 8.6.1 Interior - Electric, outlets and lighting: Reverse polarity noted on outlet(s).
- ⊖ 8.7.1 Interior - Sliding/French patio doors: Screen difficult to operate
- ⊖ 9.1.1 Bathrooms - Sink/basin/plumbing: Stopper disconnected.
- ⊖ 9.1.2 Bathrooms - Sink/basin/plumbing: Wall opened up under sink
- ⊖ 9.4.1 Bathrooms - Tub/Whirlpool/shower: Stopper is missing/disconnected
- ⊖ 9.4.2 Bathrooms - Tub/Whirlpool/shower: Leak at shower head connection
- ⊖ 9.9.1 Bathrooms - Walls, Ceiling & Floor: Moisture damage on wall
- ⊖ 10.3.1 Kitchen - Cabinet/counter top: Gap at backsplash/wall
- ⊖ 10.3.2 Kitchen - Cabinet/counter top: Loose hinges
- ⊖ 10.3.3 Kitchen - Cabinet/counter top: Finish wear/damage in cabinets
- ⊖ 10.4.1 Kitchen - Electric, outlets and lighting: Not all outlets GFCI
- ⊖ 10.4.2 Kitchen - Electric, outlets and lighting: Loose outlet(s) noted.
- ⊖ 10.6.1 Kitchen - Walls, ceiling & floor: Cracked or loose tiles noted.
- ⊖ 10.8.1 Kitchen - Cooking appliances: Loose trim
- ⊖ 10.9.1 Kitchen - Refrigerator: Dents/damage on door(s)/drawer(s)
- ⊖ 10.9.2 Kitchen - Refrigerator: Fridge is not level
- ⊖ 10.10.1 Kitchen - Dishwasher: Drains into disposal
- ⊖ 10.10.2 Kitchen - Dishwasher: Worn/damaged buttons control pad
- ⊖ 11.1.1 Laundry - Electric, outlets and lighting: Outlets are not GFCI protected.
- ⊖ 11.2.1 Laundry - Laundry sink/basin/plumbing: Stains/corrosion noted on drain connection(s).
- ⊖ 11.2.2 Laundry - Laundry sink/basin/plumbing: Laundry sink is loose.
- ⊖ 11.3.1 Laundry - Washer: Suspect mold like substance noted on washer door gasket and inside detergent dispenser.
- ⊖ 11.5.1 Laundry - Dryer: Lint screen is dirty.
- ⊖ 12.2.1 Fireplace - Firebox/clean out: Cracks noted on refracture panel(s).
- ⊖ 12.3.1 Fireplace - Overall fireplace condition: Carbon build up noted in smoke chamber and flue.
- ⊖ 12.4.1 Fireplace - Hearth, surround, mantle: Cracked mortar joints noted at hearth extension.
- ⊖ 13.4.1 Furnace - Vent pipe/exhaust fan: Rust and corrosion on vent pipe
- ⊖ 13.5.1 Furnace - Ducts/distribution/filters: Low air flow
- ⊖ 13.5.2 Furnace - Ducts/distribution/filters: Rust\Corrosion\Stains on duct/plenum
- ⊖ 13.7.1 Furnace - Humidifier/Air cleaner/UV Lamp: Pad is dirty
- ⊖ 13.7.2 Furnace - Humidifier/Air cleaner/UV Lamp: Humidifier not working

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- ⊖ 13.7.3 Furnace - Humidifier/Air cleaner/UV Lamp: Saddle valve used
 - ⊖ 13.7.4 Furnace - Humidifier/Air cleaner/UV Lamp: Drain hose is kinked
 - ⊖ 13.9.1 Furnace - Additional comments: Wire connections
 - ⊖ 15.2.1 Electric Panel - Main Panel: Double tapped circuit breakers
 - ⊖ 15.2.2 Electric Panel - Main Panel: Missing screws
 - ⊖ 15.2.3 Electric Panel - Main Panel: Wire connections noted
 - ⊖ 15.2.4 Electric Panel - Main Panel: Corrosion noted on main lugs
 - ⊖ 16.1.1 Basement - Foundation: Multiple cracks
 - ⊖ 16.2.1 Basement - Water intrusion: Cracks with efflorescence/stains
 - ⊖ 16.6.1 Basement - Stairs/Handrails: Pinch hazard
 - ⊖ 16.7.1 Basement - Finished walls/ceilings: Prior water event
 - ⊖ 16.8.1 Basement - Windows/Doors/Crawlspace Vents: Screens are torn or missing
 - ⊖ 18.3.1 Water Heater - Overall condition: Rust/corrosion on unions
 - ⊖ 20.2.1 Sewer Scope - Main sewer condition: Sewer scope video
 - ⊖ 20.2.2 Sewer Scope - Main sewer condition: Multiple offsets
 - ⊖ 20.2.3 Sewer Scope - Main sewer condition: Root intrusion at joint
 - ⊖ 20.2.4 Sewer Scope - Main sewer condition: Belly/low point
 - ⊖ 20.3.1 Sewer Scope - Recommendations: Contact plumber

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Occupied

Style

Two Story

Weather Conditions

Clear

Temperature (approximate)

17 Fahrenheit (F)

House Faces

South

The front of the home may not face exactly N, S, E, or W. To make it easier to document things in the report, we choose the direction that is closest to N, S, E, or W.

2: 90 DAY WARRANTY INFO AND REGISTRATION

Information

FREE 90 Day Warranty Info

Here is the FREE 90 day warranty and concierge service info below.

Moving has never been simpler with ONIT Home

FREE 90-day limited warranty and concierge services will save you time and money!

Receive an Executive-Level Moving Experience

Your Dedicated Move Consultant can assist with the following:

- Free quotes that could save you hundreds on moving or the property
- Secure competitive bids for moving services to ensure your relocation is easy and affordable
- Free utility connection services to ensure your home is move-in ready
- Stay connected and allow us to find the best cable and internet pricing for your needs
- Smart home security and automation to protect your new investment
- Whole home water filtration to ensure your water is safe for the whole family

Protect your home and appliances with the Inspector Protection Plan:

- Range/Oven/Cooktop/Stove
- Kitchen Refrigerator and Ice Maker
- Built-In or Over-the-Range Microwave
- Garbage Disposal
- Clothes Washers
- Dryer
- Dishwasher
- Heating Unit
- Cooling Unit
- Water Heater
- Interior Plumbing
- Interior Electrical Wiring
- Sump Pump

Scan QR code to activate your FREE 90-day limited warranty!

Must be activated prior to closing.

<https://onit.com/homeinspection/warranty/index>

ONIT HOME HomeWarranty

Inspector Protection Plan Agreement

For services or equipment, or for multiple pricing items, call Home Inspection at 800-448-4444 or visit www.onit.com.

This Inspector Protection Plan ("Agreement") is between the Home Inspection Company, Inc. ("Onit Home Inspection") and the homeowner ("You"). The Onit Home Inspection Company, Inc. ("Onit Home Inspection") is the provider of the services and equipment covered by this Agreement.

COVERAGE REQUIREMENTS

- All covered systems and equipment must be in normal operating condition at the time coverage takes effect. Conditions determined to have existed prior to the start of coverage will not be covered.
- Installation or replacement of any covered system or equipment must be performed by a licensed professional in the state of Texas. The homeowner must provide the necessary permits and pay for the cost of the permit.
- Replacement or repair of any covered system or equipment must be performed by a licensed professional in the state of Texas. The homeowner must provide the necessary permits and pay for the cost of the permit.
- Replacement or repair of any covered system or equipment must be performed by a licensed professional in the state of Texas. The homeowner must provide the necessary permits and pay for the cost of the permit.

COVERAGE EXCLUSIONS

- Damage caused by fire, lightning, flood, wind, hail, or other natural disasters.
- Damage caused by war, terrorism, nuclear power, or other man-made events.
- Damage caused by mold, mildew, or other biological growth.
- Damage caused by pests, including termites, ants, or other insects.
- Damage caused by neglect, misuse, or improper maintenance.
- Damage caused by alterations or modifications not approved by the manufacturer.
- Damage caused by electrical surges or power outages.
- Damage caused by water damage from leaks, flooding, or other water-related issues.
- Damage caused by fire, smoke, or other fire-related issues.
- Damage caused by theft, vandalism, or other criminal acts.

COVERAGE LIMITS

- The maximum amount of coverage for any one system or piece of equipment is \$500 per occurrence.
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CLAIMS PROCEDURE

- The homeowner must notify Onit Home Inspection of any claim as soon as possible, but no later than 30 days after the discovery of the problem.
- The homeowner must provide Onit Home Inspection with all necessary information to investigate the claim, including photographs, receipts, and other documentation.
- Onit Home Inspection will investigate the claim and determine the cause of the problem.
- Onit Home Inspection will provide the homeowner with a written report of the findings and recommended repairs.

TERMS AND CONDITIONS

- This Agreement is governed by the laws of the State of Texas.
- This Agreement is subject to the terms and conditions of the Onit Home Inspection policy.
- This Agreement is void where prohibited by law.
- This Agreement is the property of Onit Home Inspection and may be amended or modified without notice.

ASSIGNMENT

- This Agreement may be assigned to a third party without the consent of Onit Home Inspection.
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ENTIRE AGREEMENT

- This Agreement constitutes the entire agreement between the parties.
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FORCE MAJEURE

- This Agreement is subject to force majeure events, including natural disasters, war, terrorism, and other events beyond the control of the parties.
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release the filing of a complaint with a governmental authority agency in the event such complaint is prevented, discontinued, or the right to sue is exhausted. This Agreement is subject to the terms and conditions of the Onit Home Inspection policy. This Agreement is void where prohibited by law. This Agreement is the property of Onit Home Inspection and may be amended or modified without notice.

WARRANTY INFORMATION

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FREE 90 Day warranty registration

To activate your FREE 90 day warranty, click here.

You must activate your warranty before closing. You will not be able to activate it after you move in.

3: SCOPE AND LIMITATIONS

Information

YOUR REPORT:

Thank you for allowing Castle Home Inspection Inc. to inspect your new home or property. **Please carefully read your entire Inspection Report.** If you have any questions concerning your report throughout the closing process, please don't hesitate to call us at 630-462-1050. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** *Any and all evaluations reported by Castle Home Inspection Inc. should be carried out prior to closing. We recommend that you and/or your representative complete a final walk-through inspection *immediately before* closing to check the condition of the property.

INSPECTION CATEGORIES:

Inspected - All applicable items in report were inspected, unless otherwise noted.

1) Fair- Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.

2) Poor (known as a Material Defect)- This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future *or* could be a health and safety hazard.

Our Standards of Practice for Your Inspection

Castle Home Inspection strictly adheres to the Illinois Home Inspector Scope, as legislated by the state of Illinois. While other regions may not enforce specific certifications, in Illinois, we maintain our high standards of inspection by following our state's rigorous guidelines. These regulations ensure that our inspectors are well-trained and licensed. For detailed information please visit: <https://www.ilga.gov/>.

Key to Understanding Your Home/Property Inspection

This home/ property inspection was performed in accordance with the Illinois Home Inspector Standards and practices, as legislated by the state of Illinois. These standards can be accessed online here: <https://www.ilga.gov/> An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the inspection report. The home/ property inspection is not intended as a substitute for a Seller's Disclosure. **This home/ property inspection is not a code compliance inspection or certification of any kind and does not include compliance to any building codes or standards.** It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Castle Home Inspection Inc. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person or to the person not in attendance of inspection. Therefore, if you don't understand or have questions about your report, a verbal consultation with the inspector is a recommended. If you choose not to consult with the inspector, Castle Home Inspection Inc shall not be held liable for your understanding or misunderstanding of this report's contents. (If you were not present during this inspection, please call the office at 630-462-1050 to arrange for a verbal consultation.)

Check With Your Local Building Department

We highly recommend the purchaser check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

Estimated Life Expectancy Chart for Homes

How long should a reasonable person expect appliances, products, materials, systems, and components to last? General life expectancies do have a determined length of time evaluated and researched. Please visit [InterNACHI's Standard Estimated Life Expectancy Chart for Homes](#) to estimate important and necessary lengths of times certain components of your home should last. Please keep in mind these results are based on regular recommended maintenance and conditions like reasonable wear and tear, and not extreme weather or other conditions, neglect, or over-use or abuse. These are guidelines only and not to be relied upon as guarantees or warranties.

Limitations

LIMITATIONS AND EXCEPTIONS

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

4: DWELLING EXTERIOR, LOTS AND GROUNDS

Information

Foundation: Type of foundation **Siding: Siding types**

Poured concrete

Vinyl

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Foundation: Foundation not all visible due to snow covering

Due to snow cover, comments and ratings only reflect the visible portions of the foundation.

**Entry and storm doors: Door bells/intercom systems or surveillance equipment not inspected**

Door bells, intercom systems or video surveillance equipment was not inspected. Proceed as needed.

Gutters and downspouts: Downspout extensions

It is always recommended to install downspout extensions or underground drains to help divert water away from foundation and alleviate potential water in basement or crawl.

Gutters and downspouts: Underground drains not inspected

Underground drain operation was not inspected. Make sure functioning properly prior to closing.



Electric, outlets and lighting: Landscape or sensor lights not inspected

FYI: Landscape or sensor lights are beyond scope of inspection and were not inspected. Proceed as needed.

Decks: Built on/close to grade

Deck built on or close to grade, unable to inspect the underside structure. Proceed as needed.

**Shed: Items stored in shed**

Due to items stored in shed, not all visible or accessible to inspect.

**Limitations**

Exterior spigots

HOSE STUCK ON SPIGOT NI

NORTH SIDE

Hose is stuck on spigot and too cold to test, (potential to freeze).
Unable to inspect function. Proceed as needed.



Exterior additional comments

HOT TUB AND HOT TUB EQUIPMENT NOT INSPECTED

Hot tub and hot tub equipment not inspected. Beyond the scope of standard home inspection. Seller disclosed heating element is not functioning properly. Recommend specialist check and evaluate as needed prior to closing.



Observations

4.1.1 Vegetation, Fences, Retaining walls

SUGGEST TRIMMING TREES/SHRUBS/VINES

Suggest trimming trees/shrubs/vines back from house. Proceed as needed.

Recommendation

Contact a qualified professional.



4.1.2 Vegetation, Fences, Retaining walls

GATE(S) NOT CLOSING

Gates are not closing or latching properly. Recommend repairs as needed.

Recommendation

Contact a qualified professional.

4.5.1 Window wells

MISSING COVERS

Recommend installing covers for safety and to keep moisture out. Proceed as needed.

Recommendation

Contact a qualified professional.

4.5.2 Window wells

DRAINS COVERED

No drains visible due to dirt, gravel or debris. Recommend cleaning and making sure drains are exposed for proper function.

Recommendation

Contact a qualified professional.

4.5.3 Window wells

GRAVEL/DIRT SLOPES TOWARDS BASEMENT

Gravel or dirt is sloped in towards house. Potential for leaking into basement. Recommend repair as needed.

Recommendation

Contact a qualified professional.



4.6.1 Siding

DAMAGED OR LOOSE SIDING

Damaged or loose siding noted. Recommend repair or replace as needed.

Recommendation

Contact a qualified siding specialist.



4.6.2 Siding

ADDED CAULK AT WINDOWS/DOORS

NORTH SIDE

Caulk has been added around windows and patio door at North side of house (prior leaks?). Recommend asking seller for reason caulk was added and proceed as needed to prevent future leaks.



4.7.1 Trim & caulking

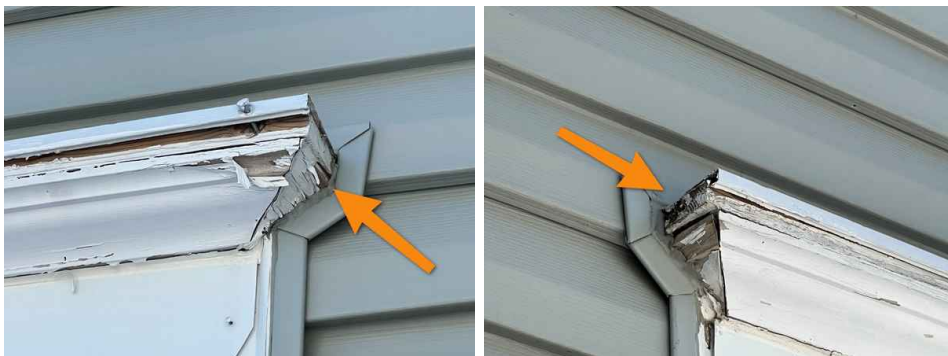
ROT ON WINDOW TRIM

WEST SIDE

Rot noted on window trim. Recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.



4.10.1 Windows, screens/storms

TORN SCREENS

Worn, torn, or damaged screens noted around house. Recommend repair or replace as needed.

Recommendation

Contact a qualified professional.

4.10.2 Windows, screens/storms

MISSING SCREENS

Missing screens noted. Make sure all screens are present and not damaged prior to closing.

Recommendation

Contact a qualified professional.

4.12.1 Exterior spigots

LEAK AT SPIGOT

SOUTH SIDE

Leak noted at spigot (handle/anti-siphon cap). Recommends repair as needed.

Recommendation

Contact a qualified professional.



4.14.1 Patio

PAVERS SETTLED

Pavers have settled and are uneven. Potential trip hazard. Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



5: ROOF

Information

Roof Type/Style

Gable

Material

Fiberglass

Number of Layers

1 Layer

Estimated age of roof

6 yrs per seller

Inspection Method

Camera Pole

Chimneys/ Furnace vent pipes: General photo of chimney/vent pipe.

General photo of chimney/vent
pipe.



Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Flashings: Annual check and maintenance

Recommend checking all roof flashings annually for any defects that may allow water entry. Proceed with repairs or maintenance as needed.

Observations

5.1.1 Roof condition

WEAR/GRANULE LOSS

Roof is showing wear and granule loss. Recommend monitoring and repairing or replacing as needed.

Recommendation

Contact a qualified professional.



5.1.2 Roof condition

EXPOSED NAIL HEADS

Exposed nail heads noted on shingles. Recommend having checked and repaired or sealed as needed to prevent leaks.

Recommendation

Contact a qualified professional.



5.2.1 Flashings

RAISED FLASHING

Raised flashing noted. Recommend repair as needed to prevent water entry.

Recommendation

Contact a qualified professional.



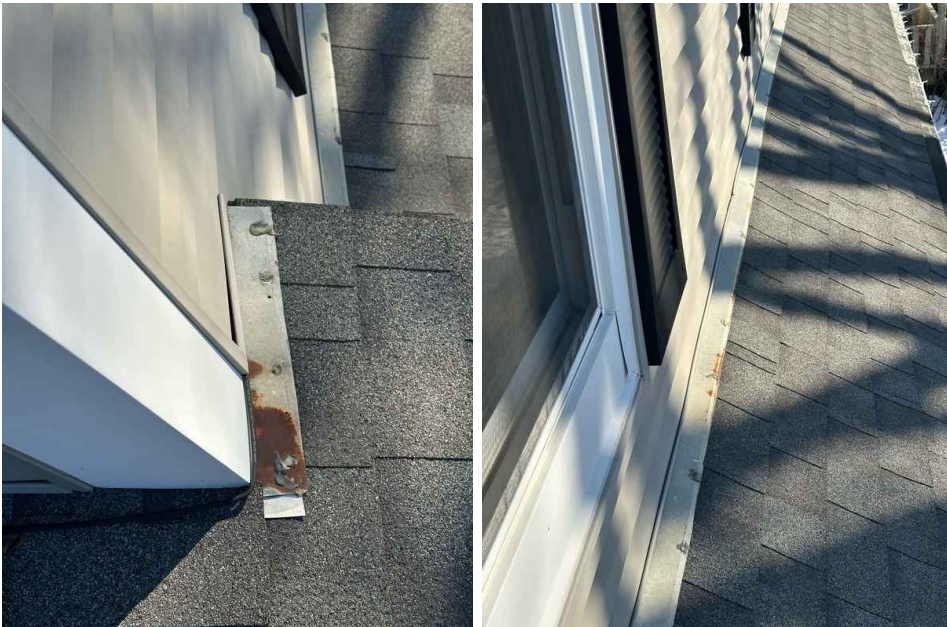
5.2.2 Flashings

RUST ON FLASHING

Rust noted on flashing. Proceed as needed to prevent further rust.

Recommendation

Contact a qualified professional.



5.4.1 Chimneys/ Furnace vent pipes

RUST AT METAL VENT PIPE

Rust noted on metal vent pipe. Proceed as needed to prevent further rust.

Recommendation

Contact a qualified professional.



6: GARAGE

Information

Garage Type

Attached

Items stored in garage

Due to items stored in garage, not all visible or accessible to inspect.

Driveway: Driveway type

Black top

**Floor: Floor type**

Concrete

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Entry and service doors: Self closing mechanisms on entry doors

It is recommended all entry doors from garage into house have some type of self closing mechanism installed for fire safety. Proceed as needed if none installed.

Garage additional comments: Refrigerator/freezer working

Refrigerator/freezer was operational at this time. Make sure still operational at final walk through. Proceed as needed.



Observations

6.1.1 Driveway

CRACKS/PITTING/SETTLEMENT



Cracks, pitting and settlement noted on drive. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



6.1.2 Driveway

DRIVEWAY SETTLED AT APRON

The driveway has settled at garage apron, potential trip hazard. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



6.2.1 Structure condition

STAINS ON FRAMING

Stains noted on garage framing. Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



6.2.2 Structure condition

SPALLING/DAMAGE ON FOOTING(S)

Spalling/damage on footing(s). Recommend repairs.

Recommendation

Contact a qualified professional.



6.3.1 Floor

CRACKS AND SPALLING

Cracks and spalling noted on floor. Repair as needed.

Recommendation

Contact a qualified professional.



6.6.1 Wall and ceiling coverings

CRACKED/LOOSE TAPE

Cracked or loose tape noted on walls or ceiling. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



6.6.2 Wall and ceiling coverings

STAINS NOTED WALLS OR CEILING

Stains noted on walls or ceiling. No active visible leaks noted at this time. Recommend asking seller about history of stains and if repairs performed. Proceed with repairs as needed.

Recommendation

Contact a qualified professional.



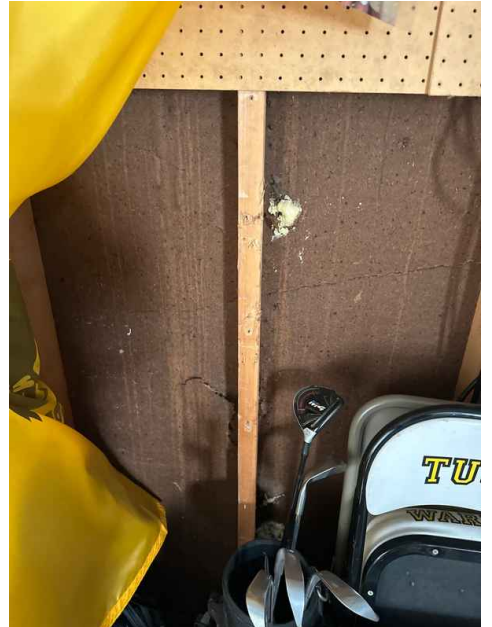
6.6.3 Wall and ceiling coverings

IMPACT DAMAGE

Impact damage noted on walls. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



6.9.1 Roof, siding, trim, overhangs and windows

WINDOWS HARD TO OPEN

Windows hard to open and close. Recommend repairs as needed.

6.9.2 Roof, siding, trim, overhangs and windows

LOCKS DO NOT ALIGN

Locks do not align at windows. Recommend repairs as needed.

7: ATTIC

Information

Attic access location

Upper hallway

Method of inspection

Entered attic

Roof framing: Roof framing type

Trusses

Roof sheathing: Roof sheathing type

Oriented strand board (OSB),
Plywood

Insulation: Insulation type & estimated depth

10-15 Blown fiberglass

**Chimneys/ Furnace vent pipes:
Furnace vent inspected**

Photo of furnace vent pipe at time of inspection. Proceed as needed.

**Photos of defects**

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Plumbing/radon vents: Plumbing/radon vent pipes inspected.

All plumbing/radon vent pipes are inspected as long as they are visible.

**Bathroom & kitchen exhaust vents: Traditional flex vents**

FYI: Using traditional flex vents. It's now recommended to use insulated flex vents. Proceed as needed.

Observations

7.1.1 Ventilation

SUSPECT MOLD. INADEQUATE VENTS

Suspect mold present, evidence of inadequate ventilation. Recommend further evaluation. Proceed as needed.

Recommendation

Contact a qualified professional.

7.1.2 Ventilation

OVERHANG VENTS COVERED

Overhang vents covered by insulation, suggest pulling insulation back and adding baffles where needed.

Recommendation

Contact a qualified professional.



7.1.3 Ventilation

VENTS NOT SUPPORTED PROPERLY

Roof vent opening(s) not supported properly. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



7.4.1 Roof framing

STAINS ON RAFTERS/TRUSSES

Stains noted on rafters or trusses. No active visible leaks noted at this time. Recommend asking seller about history of stains and if repairs performed. Proceed as need.

Recommendation

Contact a qualified professional.



7.5.1 Roof sheathing

SUSPECT MOLD ON SHEATHING

Suspect mold like substance noted on roof sheathing. Due to inaccessible areas or insulation covering sheathing, there may be more suspect mold in other locations. Recommend having all checked and evaluated for removal prior to closing. Proceed as needed.

Recommendation

Contact a qualified professional.



7.5.2 Roof sheathing

BUCKLED ROOF SHEATHING

Buckled roof sheathing noted. Recommend having checked and evaluated for repairs as needed.

Recommendation

Contact a qualified professional.



7.5.3 Roof sheathing

DAMAGE AND STAINS ON GABLE WALL SHEATHING

Damage and stains noted on gable wall sheathing. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



7.5.4 Roof sheathing

FROST ON SHEATHING

Frost on sheathing. Recommend contractor check and evaluate. Repair as needed.

Recommendation

Contact a qualified professional.



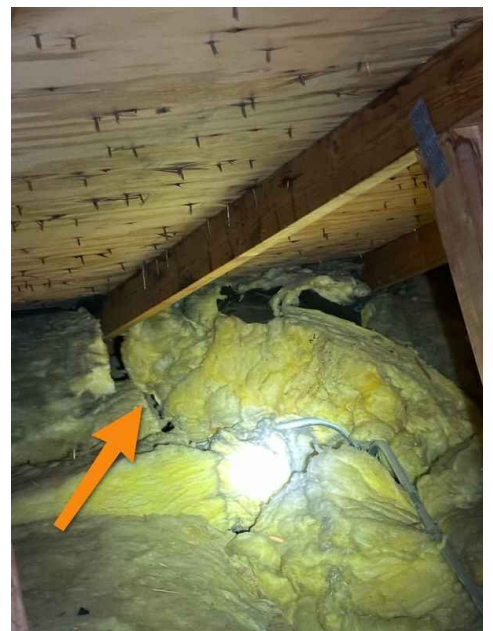
7.6.1 Insulation

DISPLACED INSULATION

Displaced insulation noted. Recommend redistributing insulation where needed.

Recommendation

Contact a qualified professional.



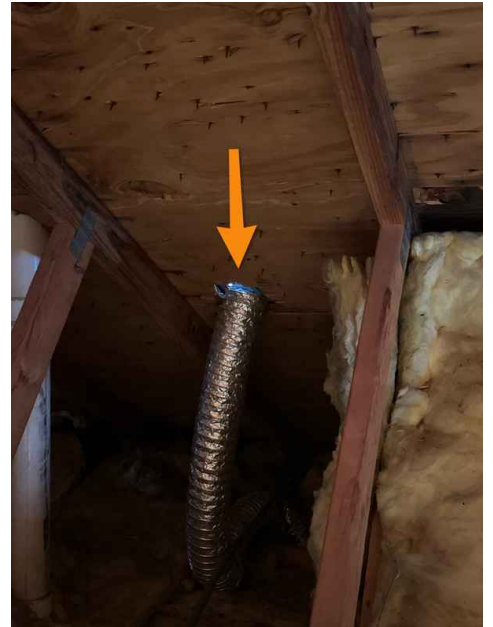
7.7.1 Bathroom & kitchen exhaust vents

FLEX VENT DISCONNECTED

Flex vent is partially disconnected where it exits attic, recommend having reconnected as needed.

Recommendation

Contact a qualified professional.



7.9.1 Chimneys/ Furnace vent pipes

STAINS ON VENT PIPE

Stains noted on furnace vent pipe. No active visible leaks noted at this time. Monitor for future leaks and repair as needed.

Recommendation

Contact a qualified professional.



8: INTERIOR

Information

Interior stairs and handrails: Handrails should return to wall

All handrails should return to wall.

Windows: Inspected windows

We open and closed all windows unless otherwise noted.

Heat/Cool Source: Heat/Cool source in all rooms**Photos of defects**

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Doors: Inspected interior doors

We opened and closed all interior doors unless otherwise noted. We did not test locks or door stop functions. Recommend installing where needed.

Smoke & CO detectors: CO detectors

CO detector(s) operational at time of inspection. Make sure still working at final walk through.

Smoke & CO detectors: Smoke detectors

Smoke detector(s) operational at time of inspection. Make sure still working at final walk through.

Limitations

Electric, outlets and lighting

NO REMOTE FOR CEILING FAN

No remote visible to test ceiling fan. Recommend asking seller for remote and making sure operational prior to closing. Proceed as needed.



Observations

8.2.1 Doors

DOOR OPENS OVER STAIRS

LAUNDRY ROOM

Door opens up over stairs, potential safety. Proceed as needed.



8.3.1 Windows

MULTIPLE BROKEN SEAL(S) NOTED.

SOUTHWEST BEDROOM / NORTHWEST BEDROOM / LIVING ROOM

Multiple broken seal(s) noted. Recommend window contractor check and evaluate all for repairs as needed.

Recommendation

Contact a qualified window repair/installation contractor.

8.3.2 Windows

WINDOWS NOT OPENING

WINDOW TO RIGHT OF FIREPLACE

Window(s) are stuck or/and not opening. Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



8.3.3 Windows

TENSION HARDWARE IS STUCK IN RAILS.

PRIMARY BEDROOM / BEDROOM / LIVING ROOM

Tension hardware is stuck in rails. Recommend repairs as needed.

Recommendation

Contact a qualified window repair/installation contractor.



8.3.4 Windows

WINDOW(S) NOT STAYING UP, (SAFETY).

SOUTHWEST BEDROOM

Window(s) not staying up, (safety). Recommend repairs as needed.

Recommendation

Contact a qualified window repair/installation contractor.



8.4.1 Walls & Ceilings

CRACKED OR LOOSE TAPE NOTED AT WALL/CEILING JOINTS.

LIVING ROOM

Cracked or loose tape joints noted on ceiling. Recommend repairs as needed.

Recommendation

Contact a qualified drywall contractor.



8.6.1 Electric, outlets and lighting

REVERSE POLARITY NOTED ON OUTLET(S).

DINING ROOM

Reverse polarity noted on outlet(s). Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



8.7.1 Sliding/French patio doors

SCREEN DIFFICULT TO OPERATE

Sliding screen is difficult to operate. Recommend repair as needed for proper function.

Recommendation

Contact a qualified professional.

9: BATHROOMS

Information

Bathroom Locations

Primary Bathroom, 2nd Floor Hall
Bathroom, 1/2 Bathroom

Windows, doors & skylights:

Windows & doors inspected

All window(s) and door(s) were inspected, unless otherwise noted.

Ran Water at all sinks, tubs and showers

I ran water at all bathroom sinks, tubs and showers. All jetted tubs and steam showers inspected for proper function. I inspected for deficiencies in the water supply/pressure by viewing the functional flow in two fixtures operated simultaneously.

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Tub/Whirlpool/shower: Ran Water at all Tubs & Showers

Water was run at all bathtubs, and showers. We inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Exhaust fan: Exhaust fan(s) were working

Exhaust fans were operational at this time. Make sure still working at final walk through.

Observations

9.1.1 Sink/basin/plumbing

STOPPER DISCONNECTED.

Stopper is disconnected. Recommend repair or replacement as needed.

Recommendation

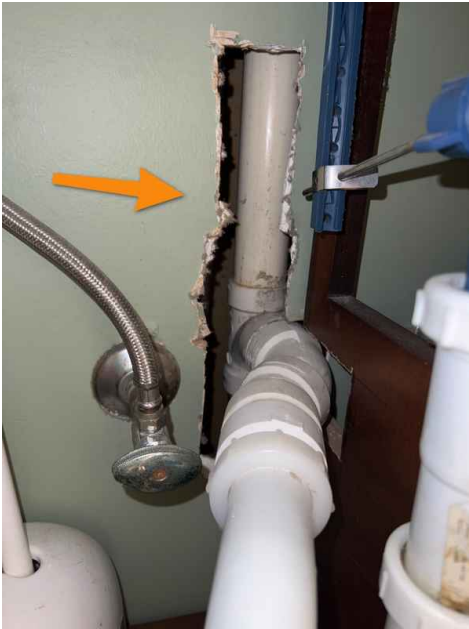
Contact a qualified professional.

9.1.2 Sink/basin/plumbing

WALL OPENED UP UNDER SINK

1/2 BATHROOM

Wall was opened up under sink, recommend asking seller if any repairs performed. Proceed with drywall repair as needed.



9.4.1 Tub/Whirlpool/shower

STOPPER IS MISSING/DISCONNECTED

2ND FLOOR HALL BATHROOM

Stopper is missing or disconnected. Recommend repair as needed.

Recommendation

Contact a qualified professional.

9.4.2 Tub/Whirlpool/shower

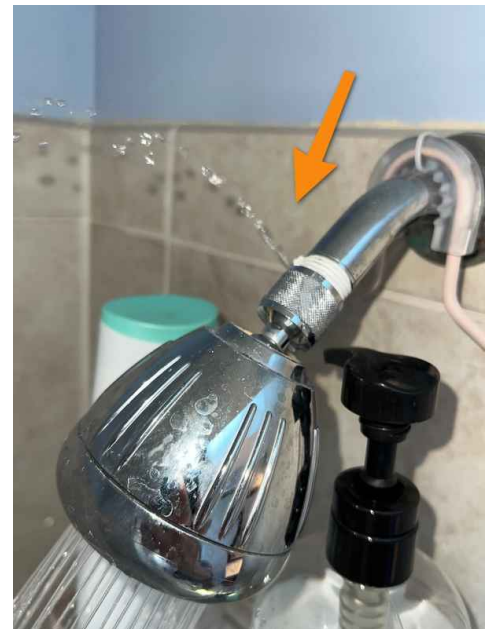
LEAK AT SHOWER HEAD CONNECTION

2ND FLOOR HALL BATHROOM

Leak noted at shower head connection. Recommend repair as needed.

Recommendation

Contact a qualified professional.



9.9.1 Walls, Ceiling & Floor

MOISTURE DAMAGE ON WALL

2ND FLOOR HALL BATHROOM

Moisture wear or damage noted on wall at skylight chase. Recommend having checked and evaluated for repairs as needed.

Recommendation

Contact a qualified professional.



10: KITCHEN

Information

Cooking appliances: Brand

Whirlpool

Refrigerator: Brand

LG

Dishwasher: Brand

Bosch

Disposal: Brand

Barracuda

Microwave: Brand

Whirlpool

Kitchen Disclaimer

IMPORTANT! Although some or all of the freestanding appliances have been inspected/operated as a part of this inspection (Refrigerator, Ice Maker, Water Dispenser, Oven/Stove/Cooktop, Dishwasher, Disposal, Trash Compactor, Microwave, Exhaust Hood, Wine Fridge, warming drawer) etc., Castle Home Inspection assumes no liability for the condition of these items after the date of this inspection and strongly recommends checking the condition of these items during the final walk through after the current owner has moved out and as close to the close of escrow as possible based on the fact that these items can break or be broken at any time. Client assumes sole liability for these items after the close of escrow. If inspector determines a gas leak maybe present or specifies location of gas leak, it is recommended to have all gas line connections tested for leaks. It is possible there may be more leaks in other areas.

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Sink/basin/faucet: Filtered faucet working at inspection

Filtered faucet working with no visible leaks present at inspection. Recommend changing filters as needed. Quality of water not inspected.

**Exhaust fan: Exhaust fan working**

Exhaust fan is working at this time. Make sure still operational at final walk through. The location where the vent exhausts is outside the scope of the inspection. Recommend making sure it exhausts to the exterior. Proceed as needed.

Cooking appliances: Burners working

Burners were working and oven(s) heated up at inspection. Make sure all are still operational at final walk through. Proceed as needed.

**Cooking appliances: Anti tip bracket NI**

We did not pull stove/range out to determine if anti tip bracket is installed (didn't want to damage floor). It is recommended all stoves have anti tip brackets installed for safety. Proceed as needed.

Refrigerator: Fridge/ice/water working

Refrigerator and water dispenser were operational at this time. Ice make appears to be operational. No active visible leaks noted at this time. Make sure still operational at final walk through. Proceed as needed.

**Dishwasher: Dishwasher working**

Dishwasher ran through a cycle and drained completely with no active leaks. Make sure still operational at final walk through. Proceed as needed.

Disposal: Disposal working

Disposal was operational and no active visible leaks noted at this time. Make sure still operational at final walk through. Proceed as needed.

Microwave: Microwave working

Was able to heat a glass of water in microwave at this time. Make sure still operational at final walk through. Proceed as needed.

Observations

10.3.1 Cabinet/counter top

GAP AT BACKSPLASH/WALL

Gap at back splash and wall, recommend caulking to prevent water entry. Proceed as needed.

Recommendation

Contact a qualified professional.



10.3.2 Cabinet/counter top

LOOSE HINGES

Loose hinges noted on cabinet door(s). Recommend repairs as needed.

Recommendation

Contact a qualified professional.

10.3.3 Cabinet/counter top

FINISH WEAR/DAMAGE IN CABINETS

Finish wear or damage noted on drawer(s) or cabinet(s). Recommend repair as needed.

Recommendation

Contact a qualified professional.



10.4.1 Electric, outlets and lighting

NOT ALL OUTLETS GFCI

Not all outlets are GFCI protected. It is recommended that all countertop outlets are GFCI protected, not just by sink. Recommend repairs as needed.

Recommendation

Contact a qualified professional.

10.4.2 Electric, outlets and lighting

LOOSE OUTLET(S) NOTED.

Loose outlet(s) noted. Recommend securing as needed.

Recommendation

Contact a qualified professional.

10.6.1 Walls, ceiling & floor

CRACKED OR LOOSE TILES NOTED.

Cracked or loose tiles noted. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



10.8.1 Cooking appliances

LOOSE TRIM

Loose trim on oven door. Recommend repairs as needed.



10.9.1 Refrigerator

DENTS/DAMAGE ON DOOR(S)/DRAWER(S)

Dents/damage noted on door(s) or drawer(s). Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



10.9.2 Refrigerator

FRIDGE IS NOT LEVEL

Refrigerator is not level/uneven. Recommend repairs as needed.

10.10.1 Dishwasher

DRAINS INTO DISPOSAL

Dishwasher is draining into disposal, potential for cross contamination. Recommend plumbing contractor check and advise. Proceed as needed.

Recommendation

Contact a qualified professional.



10.10.2 Dishwasher

WORN/DAMAGED BUTTONS CONTROL PAD

Worn or damaged buttons noted on control pad. Recommend repair or replacing as needed.

Recommendation

Contact a qualified professional.



11: LAUNDRY

Information

Photos of washer\dryer



No visible floor drain.

No visible floor drain present.

Washer: Brand

Samsung

Dryer: Brand

Samsung

Dryer heat source: Dryer heat source

Gas

Dryer venting: Dryer vent type

Metal flex

Dryer venting: Recommend cleaning vent

Recommend cleaning vent and sealing joints.

Laundry Disclaimer

We may test laundry appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, Castle assumes no liability for the future performance of these items: Clothes Washer & Dryer. If inspector determines a gas leak maybe present or specifies location of gas leak, it is recommended to have all gas line connections tested for leaks. It is possible there may be more leaks in other areas.

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Washer: Washer was working at this time.

Washer was working at this time. (washer filled up and drained with no active visible leaks noted) Make sure still operational at final walk through. Proceed as needed.

Dryer: Dryer was working at this time.

Dryer was working at this time. (dryer heated up) Make sure still operational at final walk through. Proceed as needed.

Limitations

Washer shutoffs, hoses & drain

HOOK UPS NOT VISIBLE

Washer shutoffs, hoses or drain were not visible due to units blocking view or access. Proceed as needed.

Dryer heat source

UNABLE TO VIEW.

Due to cabinets, tight spaces, or blocked access unable to view dryer heat source to inspect. Proceed as needed.

Observations

11.1.1 Electric, outlets and lighting

OUTLETS ARE NOT GFCI PROTECTED.

Outlets are not GFCI protected. Recommend installing GFCI outlets where needed.

Recommendation

Contact a qualified professional.



11.2.1 Laundry sink/basin/plumbing

STAINS/CORROSION NOTED ON DRAIN CONNECTION(S).

Stains or corrosion noted on drain connection(s). No active visible leaks noted at this time. Repair as needed.

Recommendation

Contact a qualified professional.



11.2.2 Laundry sink/basin/plumbing

LAUNDRY SINK IS LOOSE.

Laundry sink is loose, recommend securing.

Recommendation

Contact a handyman or DIY project

11.3.1 Washer

SUSPECT MOLD LIKE SUBSTANCE NOTED ON WASHER DOOR GASKET AND INSIDE DETERGENT DISPENSER.

Suspect mold like substance noted on washer door gasket and inside detergent dispenser. Recommend having removed and sanitized.

Recommendation

Contact a qualified appliance repair professional.



11.5.1 Dryer

LINT SCREEN IS DIRTY.

Lint screen is dirty, needs cleaning. Proceed as needed.

Recommendation

Recommended DIY Project

12: FIREPLACE

Information

Photo of fireplace



Fireplace location

Living room

Type of fireplace

Wood burning with gas starter

Overall fireplace condition: Not all flue visible from inside firebox.

Not all flue visible from inside firebox. Proceed as needed.

Fireplace Disclaimer

FIREPLACE CHIMNEY/FLUE DISCLAIMER: The interior portion of the chimney/flue could not be fully inspected. The flue is not fully visible, therefore, an adequate representation of the condition of the flue cannot be made without the use of specialized equipment that is beyond the scope of this inspection. Have Chimney Inspected - The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org). This inspection should take place prior to the close of escrow to protect you, the purchaser, from any expense that may be incurred for repairs or enhancements to the chimney or flue that may be deemed needed by a licensed chimney/fireplace contractor. Castle Home Inspection makes no representation as to the condition of the chimney, flue or related components.

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Overall fireplace condition: Gas line or starter was operational at this time.

Gas line or starter was operational at this time. Recommend making sure still operational at final walk through. Proceed as needed.

Overall fireplace condition: Recommend flue cleaning

Recommend having checked, serviced, and cleaned prior to closing. Proceed as needed.

Observations

12.2.1 Firebox/clean out

CRACKS NOTED ON REFRACTURE PANEL(S).

Cracks noted on refracture panel(s). Manufacturer recommends replacing panels if cracks are large enough to put penny in them. Replace as needed.

Recommendation

Contact a qualified fireplace contractor.



12.3.1 Overall fireplace condition

CARBON BUILD UP NOTED IN SMOKE CHAMBER AND FLUE.

Carbon build up noted in smoke chamber and flue. Recommend having cleaned and evaluated prior to closing. Proceed as needed.

Recommendation

Contact a qualified chimney sweep.



12.4.1 Hearth, surround, mantle

CRACKED MORTAR JOINTS NOTED AT HEARTH EXTENSION.

Cracked mortar joints noted at hearth extension outside of firebox. Recommend repairs as needed.

Recommendation

Contact a qualified fireplace contractor.



13: FURNACE

Information

Furnace location

Basement

Type of system

Gas forced air

Manufacturer

American Standard

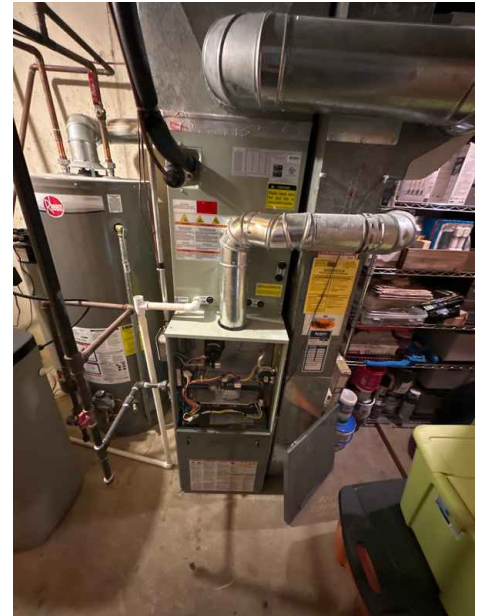
Model/Serial Number/Data tag



Estimated age

5 yrs

Photo of furnace



Unit was operating at time of inspection

Unit was operating at time of inspection.

Ducts/distribution/filters: Filter inspected

Filter was inspected for defects at time of inspection. Proceed as needed.

Photos of defects

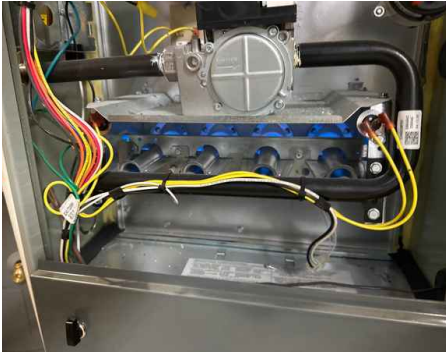
FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Combustion Chamber: Furnace Disclaimer

Due to normal design constraints, the heat exchanger in a forced air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment. Independent evaluation by a specialist is advised, particularly if unit is older and/or exhibits wear.

Combustion Chamber: 10% visible

Not much of chamber visible due to design. Rating is for the 10% that is visible and not the 90% that is not.



Observations

13.4.1 Vent pipe/exhaust fan

RUST AND CORROSION ON VENT PIPE

Rust and corrosion noted on metal vent pipe. Recommend having heat contractor check and repair or replace as needed.

Recommendation

Contact a qualified professional.



13.5.1 Ducts/distribution/filters

LOW AIR FLOW

LIVING ROOM

Low air flow noted. Recommend having heating contractor check and evaluate for repairs as needed.

Recommendation

Contact a qualified professional.

13.5.2 Ducts/distribution/filters

RUST\CORROSION\STAINS ON DUCT/PLENUM

Rust\Corrosion \or Stains noted on duct(s) \or plenum. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



13.7.1 Humidifier/Air cleaner/UV Lamp

PAD IS DIRTY

Water pad dirty, recommend changing water pad as needed.

Recommendation

Contact a qualified professional.

13.7.2 Humidifier/Air cleaner/UV Lamp

HUMIDIFIER NOT WORKING

Humidifier is not working, recommend having checked and repaired or replaced as needed.

Recommendation

Contact a qualified professional.

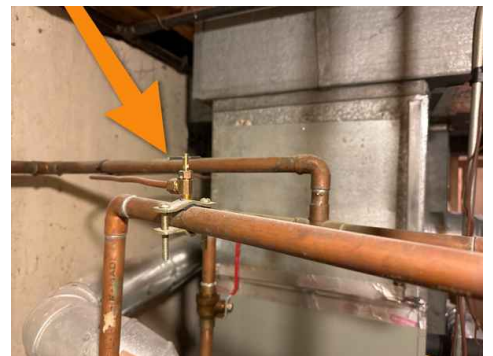
13.7.3 Humidifier/Air cleaner/UV Lamp

SADDLE VALVE USED

FYI: Saddle valve shutoff used to humidifier (not recommended). Proceed as needed.

Recommendation

Contact a qualified professional.



13.7.4 Humidifier/Air cleaner/UV Lamp

DRAIN HOSE IS KINKED

Drain hose is kinked. Recommend repairs as needed.



13.9.1 Additional comments

WIRE CONNECTIONS

Wire connections noted inside furnace cabinet. Recommend repairs as needed.



14: AIR CONDITIONER\HEAT PUMP

Information

A/C service area
Main house

Type of system
Central A/C

Manufacturer
American Standard
Manufacturer

Photo of AC unit



Model/Serial Number/Data tag



Estimated age
5 yrs

A/C Tons
3 Ton

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Limitations

Overall A/C condition (or heat pump)

TOO COLD TO TEST

To avoid possible compressor damage due to outside temperature below 65 degrees (for more than 24 hour period), the unit was not tested. Proceed as needed.

15: ELECTRIC PANEL

Information

Service to house: Service to house

Underground service

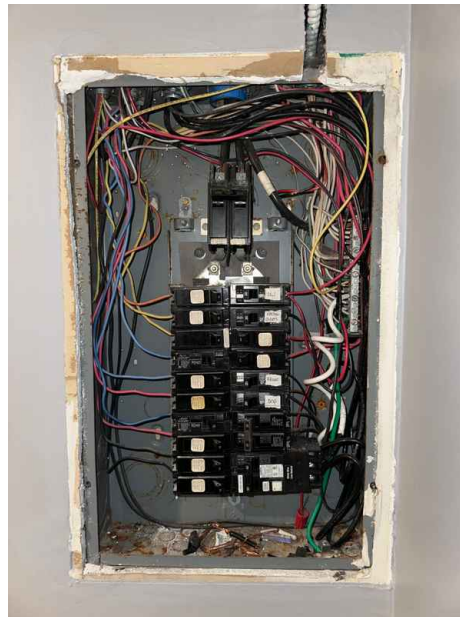
Main Panel: Panel rating

100 Amp

Main Panel: Main panel location

Basement

Main Panel: Photo of panel with cover removed



Main Panel: Size of service wires

Unknown Copper

Sub Panel(s): Sub panel location

N/A

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Main Panel: Breakers not labeled

If breakers are not labeled or not all breakers are labeled, it is recommended to label all breakers as needed.

Main Panel: Recommend sealing service conduit

Recommend sealing main service conduit opening in panel to help prevent potential pest entry, draft, condensation and/or rust.



Observations

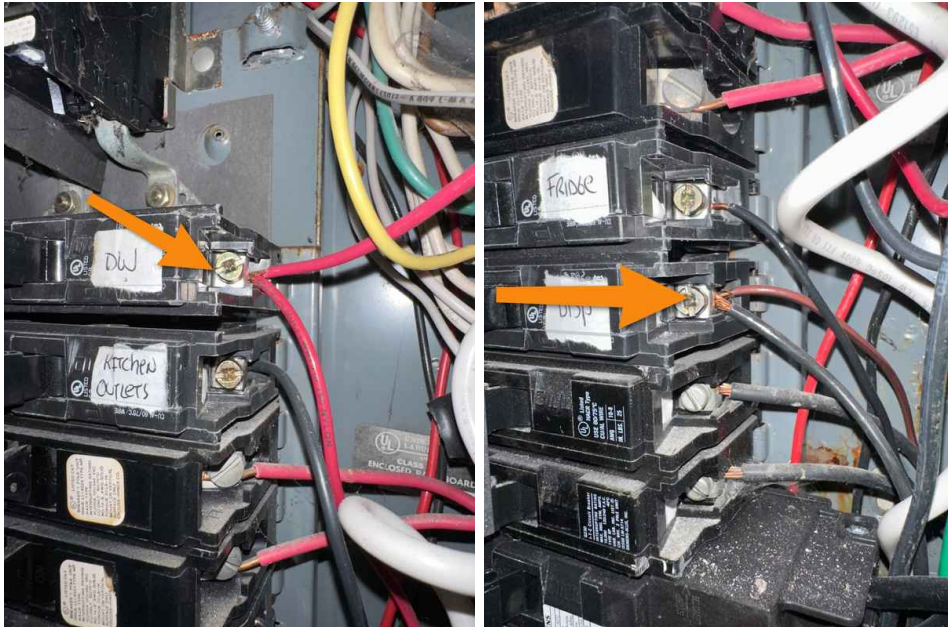
15.2.1 Main Panel

DOUBLE TAPPED CIRCUIT BREAKERS

Double tapped circuit breakers present. Recommend electrician check and repair as needed.

Recommendation

Contact a qualified professional.



15.2.2 Main Panel

MISSING SCREWS

Missing cover screws, recommend adding screws as needed.

Recommendation

Contact a qualified professional.

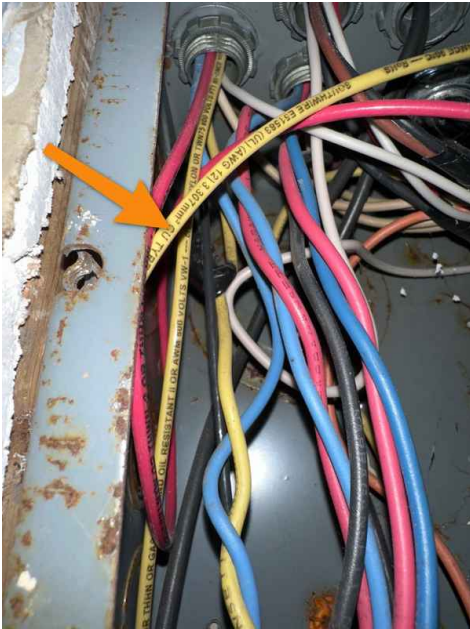
15.2.3 Main Panel

WIRE CONNECTIONS NOTED

Wire connections noted inside panel. (not recommended)
Recommend electrician check and advise.

Recommendation

Contact a qualified professional.



15.2.4 Main Panel

CORROSION NOTED ON MAIN LUGS

Corrosion noted on main lugs. No anti oxidant paste used. Recommend electrician check and advise.

Recommendation

Contact a qualified professional.



16: BASEMENT

Information

Type
Finished basement

Foundation: Foundation type
Poured concrete

Piers/Posts/Beams: Type
Steel posts, Steel beam

Joists, Trusses, Sub floors: Type
2x10

Photos of defects

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Due to stored items, not all visible

Due to stored items, not all visible or accessible to inspect.



Piers/Posts/Beams: Not all visible

Due to finished basement/lower level, not all piers, posts or beams are visible to inspect. Proceed as needed.

Joists, Trusses, Sub floors: Not all visible

Due to finished basement/lower level, not all joists are visible to inspect. Proceed as needed.

Electric, outlets and lighting: Not all visible

Due to finished basement/lower level, not all electric is visible to inspect. Proceed as needed.

Observations

16.1.1 Foundation

MULTIPLE CRACKS

MULTIPLE LOCATIONS

Crack(s) noted at multiple locations. Recommend repairing as needed to prevent future water entry. Photos provided are a sample of cracks, not all the cracks.

Recommendation

Contact a qualified professional.



16.2.1 Water intrusion

CRACKS WITH EFFLORESCENCE/STAINS

BY SUMP AREA

Crack(s) with efflorescence stains noted. Recommend water proofing contractor check and seal to prevent future seepage.

Recommendation

Contact a qualified professional.



16.6.1 Stairs/Handrails

PINCH HAZARD

Pinch hazard noted on handrail. Recommend repair as needed.

Recommendation

Contact a qualified professional.



16.7.1 Finished walls/ceilings

PRIOR WATER EVENT

BY SUMP AREA

Noted evidence of prior water event. (stains on walls or drywall/panelling removed at base) Recommend asking seller history of prior leaks or water events. Proceed as needed.

Recommendation

Contact a qualified professional.



16.8.1 Windows/Doors/Crawlspace Vents

SCREENS ARE TORN OR MISSING

Screens are torn or missing. Repair as needed.

Recommendation

Contact a qualified professional.

17: PLUMBING

Information

Water & Waste Type

Municipal water and sewer

Water pipes: Type

Copper

Water pipes: Finished basement

Finished basement not all water supply pipes visible.

Drain/waste vents: Type

PVC

Drain/waste vents: Overhead drain present**Drain/waste vents: Finished basement**

Finished basement not all drains or waste vents visible.

Main water shutoff/Meter:**Location of main water shutoff**

Basement

Wet bar sink/Utility sink: Type

Wet bar sink

Wet bar sink/Utility sink: Sink location

Basement

**Photos of defects**

FYI: Any defect photos provided in report are a sample of the defects, not all the defects. Proceed as needed.

Sump pump: Sump operational

Sump pump operational at time of inspection. Be sure to check operation periodically. Pumps can fail at anytime.



Sump pump: Back up system not in service

The battery backup system is not in service. Recommend asking seller reason why and if system works. Proceed as needed.

**Ejector/lift pump: Ejector/lift pumps operational**

Ejector/lift pumps operational at time of inspection. Be sure to check operation periodically. Pumps can fail at anytime.

**Water softener/conditioner: Only inspected for leaks**

The water softener(if present) was only inspected for leaks (unit was unplugged) The operation and quality of the unit was not inspected.



Gas pipes: Not all gas pipes visible

Due to finished basement/lower level, not all gas pipes visible or accessible to inspect.

18: WATER HEATER

Information

Photo of water heater



Location of water heater

Basement

Type of WH

Gas water heater

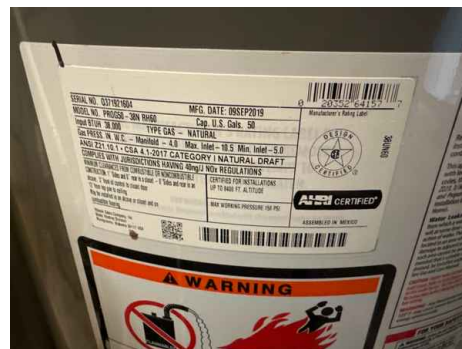
Manufacturer

Rheem

Gallons

50 Gallons

Model/Serial Number/Data tag



Estimated age

6 yrs

Overall condition: WH operational

Water heater was operational, and no active visible leaks noted from water heater at this time.

Observations

18.3.1 Overall condition

RUST/CORROSION ON UNIONS

Rust/corrosion noted on union(s) at top of tank. No active visible leak noted at this time. Recommend having checked and repaired as needed.

Recommendation

Contact a qualified professional.



19: WATER HEATER 2

Information

Photo of water heater



Location of water heater

Basement

Type of WH

Tankless water heater

Manufacturer

Bosch

Gallons

Tankless unit

Model/Serial Number/Data tag



Estimated age

Unknown

Unit is shutoff not inspected

Water heater is shutoff, not able to inspect. Recommend asking seller to turn on and make sure operational prior to closing. Proceed as needed.

**Overall condition: Tankless WH annual maintenance**

Tankless water heater may not perform like a traditional water heater. Recommend annual maintenance and de-scaling. Proceed as needed.

20: SEWER SCOPE

Information

Location of access point

Basement

Sewer line material

PVC, Clay

Length of line scoped

90 Ft

Access/cleanout condition: No defects at cleanout

The clean out was in normal working condition with no visible defects.



Limitations

General

HOLDING WATER OR DEBRIS

Due to sewer line/pipe holding water or debris, not all portions of main sewer line/pipe were fully visible for inspection. The sewer scope/inspection is limited to areas viewed.

Observations

20.2.1 Main sewer condition

SEWER SCOPE VIDEO[Sewer Scope Video](#)

Recommendation

Contact a qualified professional.

20.2.2 Main sewer condition

MULTIPLE OFFSETS

Multiple offsets were visible in the main sewer line/pipe.

Recommendation

Contact a qualified professional.

20.2.3 Main sewer condition

ROOT INTRUSION AT JOINT

Root intrusion at a joint was visible in the main sewer line/pipe at approximately 83-90 feet from the access point.

Recommendation

Contact a qualified professional.

20.2.4 Main sewer condition

BELLY/LOW POINT

A belly / low point was visible in the main sewer line/pipe at approximately 46-76 feet from the access point.

Recommendation

Contact a qualified professional.

20.3.1 Recommendations

CONTACT PLUMBER

It's recommended you contact a qualified plumbing contractor to determine best course of action to repair, replace or monitor any observed conditions. Proceed as needed.

Recommendation

Contact a qualified professional.
