

Summary

AmeriSpec Chicago - Xperience Home Inspections, LLC

**6 E MONROE STREET
SUITE 400
CHICAGO, IL 60602**

Customer
Sanina Ellison

Address
1641 Harbor Ave
Calumet City IL 60409

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.0 Driveways

Repair or Replace

Driveway cracking and surface deterioration observed, recommend regular maintenance and repairs to prolong the useful life of the surface.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Walkways

Repair or Replace

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/ asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 Exterior Wall Cladding

Repair or Replace

(1) Deteriorated mortar observed at left side; suggest tuck pointing as necessary to prevent further damage.



1.2 Item 1(Picture)

(2) Vegetation at several areas is in contact with or very close to the dwelling. Vegetation this close can cause damage during winds or as the bushes continues to grow. Removal or other options to prevent such damage is recommended.



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.4 Windows & Frames

Repair or Replace

Rust observed at various locations window locations; suggest scraping and painting as necessary as part of normal maintenance.



1.4 Item 1(Picture)

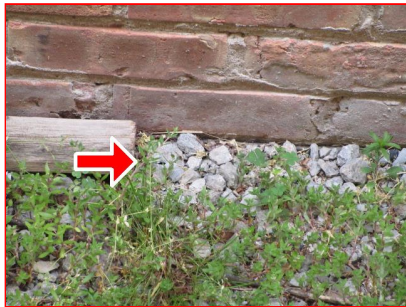


1.4 Item 2(Picture)

1.11 Lot Grade and Drainage

Repair or Replace

Earth to siding(brick) contact. Allows for moisture intrusion and brick deterioration. Have reviewed by a qualified person.



1.11 Item 1(Picture)

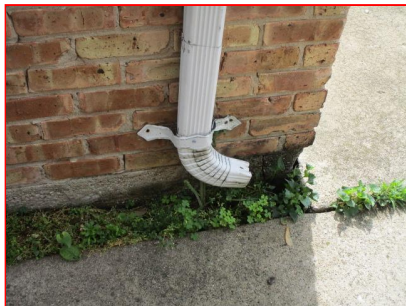
2. Roof System

2.2 Roof Drainage Systems (Gutters/Downspouts)

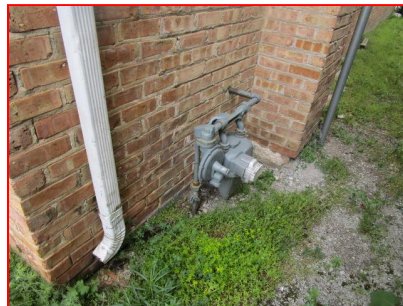
Repair or Replace

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

Suggest installing extensions to gutter system to ensure proper drainage away from foundation.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

3. Garage / Carport

3.0 Exterior Wall Cladding

Repair or Replace

(1) Earth to siding contact observed at garage. This can result in moisture damage to the wall and floor structure. Recommend review by a qualified professional for repair or replacement as necessary.



3.0 Item 1(Picture)

(2)

- **Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.**

7. Electrical System

7.2 Main Electrical Panel Condition

Repair or Replace

(1) Located in laundry room.

Missing panel screws were noted in the main panel. We recommend that a qualified electrician secure the panel cover with the appropriate type screws, to help assure safety and serviceability.

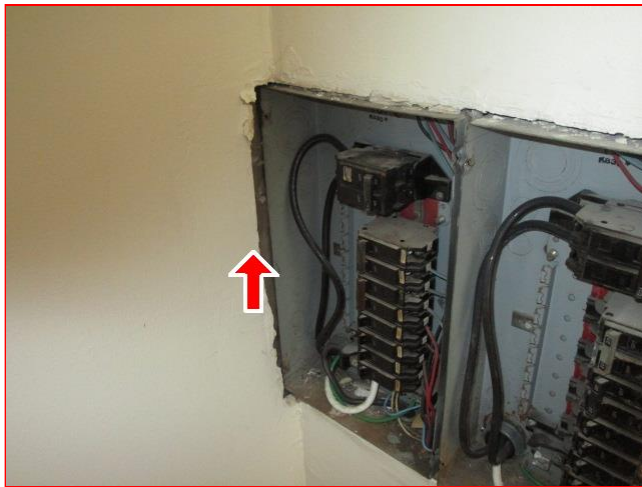
Picture #3 shows that the panel is obstructed by the installed drywall. Have reviewed to allow easier removal for servicing.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.2 Item 4(Picture)

(2)

- **Futures are available for expansion in the electrical panel**

7.6 Smoke Alarms

Repair or Replace

New smoke alarm should be installed so new owner knows there installation date. Also that they are installed in location. have reviewed by a qualified person.

7.7 Carbon Monoxide Alarms

Repair or Replace

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions.

8. Heating System

8.0 Heating Equipment Condition

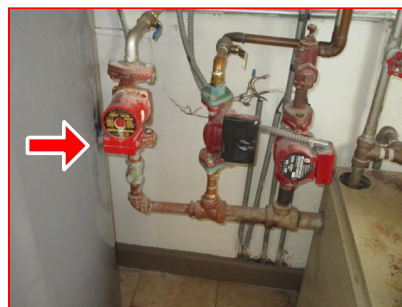
Repair or Replace

The hot water boiler operated as intended but is rusted. Have serviced and reviewed.

Picture #2 is off the 3 heating zones. One for each floor.



8.0 Item 1(Picture)



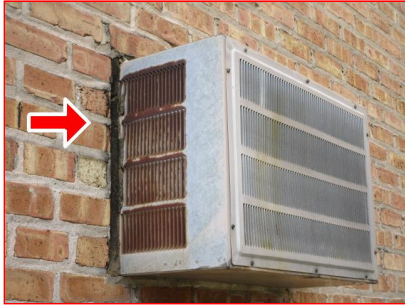
8.0 Item 2(Picture)

9. Air Conditioning System

9.0 Cooling and Air Handler Equipment Condition

Repair or Replace

(1) The building has inwall AC units. The sleeves that they sit in are rusted. Have reviewed by a qualified person.



9.0 Item 1(Picture)

(2)

- **Window air condition system(s) were noted in this home. Non-central window air conditioning units are not within the scope of this inspection; therefore, the unit was not operated. Suggest client verify the operation of these units from seller prior to closing.**

11. Kitchen and Built-in Appliances

11.7 Counters and Cabinets (representative number)

Repair or Replace

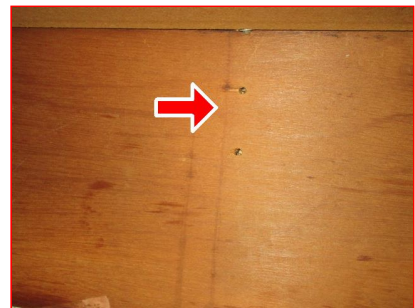
(1) All the kitchen cabinets in all apartments are attached to the wall with nails. Screws are a better way to attach. Have reviewed by a qualified person.



11.7 Item 1(Picture)



11.7 Item 2(Picture)



11.7 Item 3(Picture)

(2) All cabinets under sinks have the bottom shelves removed. Have reviewed by a qualified person



11.7 Item 4(Picture)



11.7 Item 5(Picture)

11.8 Sinks

Repair or Replace

Second floor trap is leaking. Have reviewed by a qualified person to reduce water damage.



11.8 Item 1(Picture)

12. Bathroom(s)

12.2 Ceiling

Repair or Replace

Some rooms have popcorn ceilings. Have reviewed as they may contain asbestos



12.2 Item 1(Picture)

12.9 Bath Tub

Repair or Replace

(1) Shower diverter in a bathroom does not fully engage, recommend correction for proper operation.



12.9 Item 1(Picture)

(2) Stopper to the tub in the bathroom did missing properly; adjustments/replacement is needed for proper operation.



12.9 Item 2(Picture)

12.10 Shower

Repair or Replace

See 12.9 - bath tub.

13. Laundry Area

13.0 Floors

Repair or Replace

There is an open drain. Have reviewed by a qualified person. Source for possible escape of foul odor.

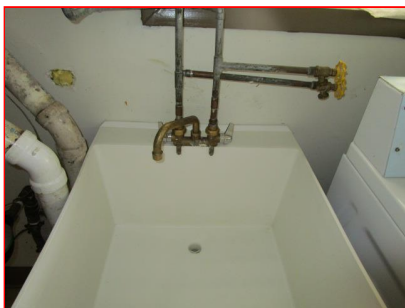


13.0 Item 1(Picture)

13.7 Laundry Tub / Sink

Repair or Replace

Laundry tub is loose. Could lead to leaky pipes. Have reviewed by a qualified person.

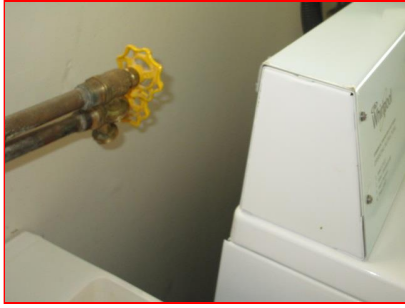


13.7 Item 1(Picture)

13.13 Clothes Washing Machine

Repair or Replace

Washer was inoperable at the time of inspection. Recommend review for repair/replacement as needed.



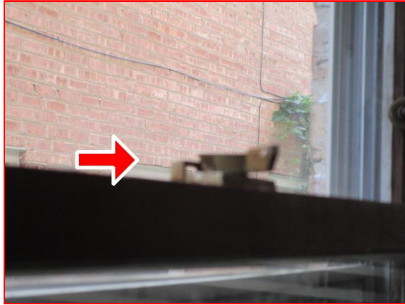
13.13 Item 1(Picture)

14. Interior Rooms and Areas

14.5 Windows (representative number)

Repair or Replace

Some window lock(s) do not work as intended. Corrections are needed for security.



14.5 Item 1(Picture)

14.7 Receptacles, Switches and Fixtures

Repair or Replace

Bedroom outlet is wired incorrectly. Have reviewed by a qualified person.



14.7 Item 1(Picture)

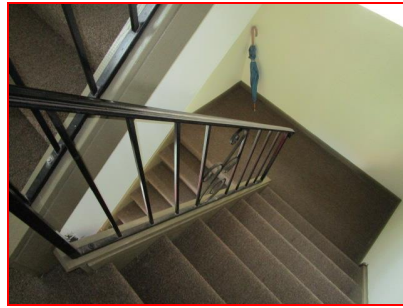
14.10 Stairways

Repair or Replace

Handrail in stairwell is loose. Recommend review for repair as necessary for safety.



14.10 Item 1(Picture)



14.10 Item 2(Picture)

15. Bedroom(s)

15.3 Doors (representative number)

Repair or Replace

The second floor rear bedroom master bedroom door is damaged. Recommend repair/replacement as needed.



15.3 Item 1(Picture)

15.5 Windows (representative number)

Repair or Replace

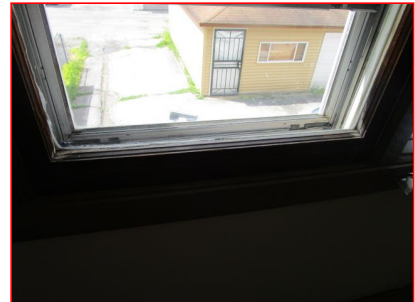
All the wooded windows are in need of maintenance as some stick and others fail to stay open.



15.5 Item 1(Picture)



15.5 Item 2(Picture)



15.5 Item 3(Picture)

15.7 Receptacles, Switches and Fixtures

Repair or Replace

Second floor first bedroom has an outlet that is wired incorrectly. Have reviewed by a qualified person.



15.7 Item 1(Picture)

Licensed To Ron Robins

**AmeriSpec Chicago - Xperience Home Inspections, LLC
6 E MONROE STREET
SUITE 400
CHICAGO, IL 60602**

Doc #: Inspector: Ron Robins
Date: 5/26/2021
Dwelling Address: 1641 Harbor Ave
Calumet City IL 60409
Client Name: Sanina Ellison
Client's Agent: Real Estate Company:

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) ≡ The items inspected appeared to function normally at time of inspection.

Not Applicable (N/A) ≡ The item(s) do not apply to this property.

NOT PRESENT (NP) ≡ The item was not present at the time of inspection.

NOT INSPECTED (NI) ≡ The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) ≡ The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) ≡ The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'.

GENERAL CONDITIONS

Type of building:

Single Family (1 story)

In Attendance:

Client and Seller

Approximate age of building:

Over 50 Years

Temperature:

70 degrees (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Start Time:

Start Time: 10:00 AM

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

		S	NI	NO	NP	NA	RR	<u>Styles & Materials</u>
1.0	Driveways						●	Driveway: Asphalt
1.1	Walkways						●	Walkways: Concrete
1.2	Exterior Wall Cladding						●	Exterior Wall Cladding: Full Brick
1.3	Trim, Eaves, Soffits and Fascias	●						Exterior Entry Doors: Wood
1.4	Windows & Frames						●	Windows and Frames: Double-hung
1.5	Doors (Exterior)	●						Trim: Vinyl
1.6	Fences and Gates	●						
1.7	Electrical (exterior)				●			
1.8	Gas Meter	●						
1.9	Exterior Water Faucets				●			
1.10	Door Bell(s)	●						
1.11	Lot Grade and Drainage						●	

S= Serviceable, NI= Not Inspected, NO= Not Operated, NP= Not Present, NA= Not Applicable, RR= Repair or Replace

S NI NO NP NA RR

1.0 Driveway cracking and surface deterioration observed, recommend regular maintenance and repairs to prolong the useful life of the surface.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/ asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

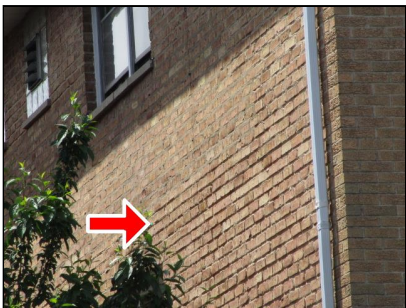


1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 (1) Deteriorated mortar observed at left side; suggest tuck pointing as necessary to prevent further damage.



1.2 Item 1(Picture)

(2) Vegetation at several areas is in contact with or very close to the dwelling. Vegetation this close can cause damage during winds or as the bushes continues to grow. Removal or other options to prevent such damage is recommended.



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.3

- Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.

1.4 Rust observed at various locations window locations; suggest scraping and painting as necessary as part of normal maintenance.



1.4 Item 1(Picture)



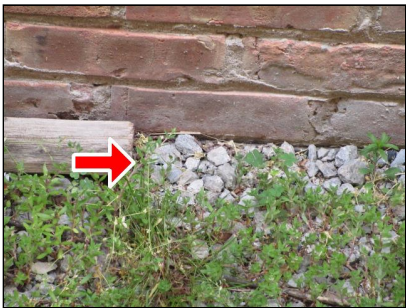
1.4 Item 2(Picture)

1.8 Located at rear opposite of driveway.



1.8 Item 1(Picture)

1.11 Earth to siding(brick) contact. Allows for moisture intrusion and brick deterioration. Have reviewed by a qualified person.



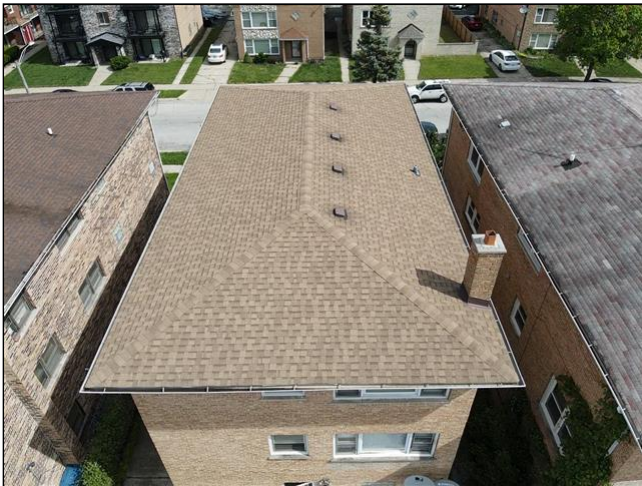
1.11 Item 1(Picture)

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

		S	NI	NO	NP	NA	RR	Styles & Materials
2.0	Roof Conditions	●						Method Used to Inspect Roof: Binoculars Roof Material Type: Asphalt Composition Shingle Roof Structure: Wood Frame Roof-Type: Hip
2.1	Roof Penetrations and Exposed Flashings	●						
2.2	Roof Drainage Systems (Gutters/Downspouts)						●	
S= Serviceable, NI= Not Inspected, NO= Not Operated, NP= Not Present, NA= Not Applicable, RR= Repair or Replace		S	NI	NO	NP	NA	RR	

2.0 Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.



2.0 Item 1(Picture)

2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.

2.2 Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

Suggest installing extensions to gutter system to ensure proper drainage away from foundation.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

3. Garage / Carport

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

		S	NI	NO	NP	NA	RR	Styles & Materials
3.0	Exterior Wall Cladding						●	Garage Type: Detached
3.1	Roof Conditions	●						Exterior Wall Cladding:
3.2	Garage Floor		●					Vinyl Siding
3.3	Garage Door(s)	●						Roof Material Type:
3.4	Garage Door Openers	●						Same as House
3.5	Occupant Door(s)	●						Method Used to Inspect Roof:
3.6	Garage Window(s)	●						Same as House
3.7	Garage Walls	●						Garage Door Material:
3.8	Garage Ceiling	●						Metal
3.9	Electrical Receptacles, Switches and Fixtures	●						

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S NI NO NP NA RR

3.0 (1) Earth to siding contact observed at garage. This can result in moisture damage to the wall and floor structure. Recommend review by a qualified professional for repair or replacement as necessary.



3.0 Item 1(Picture)

(2)

- **Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.**

3.2 Garage is used as a storage area. Inspection restricted.



3.2 Item 1(Picture)

4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

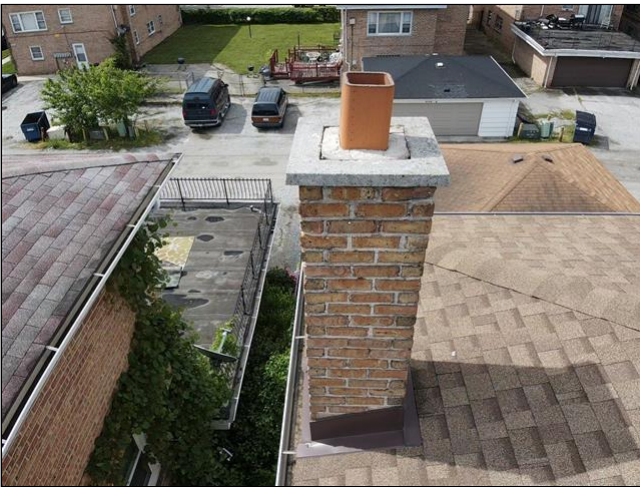
The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

		S	NI	NO	NP	NA	RR	<u>Styles & Materials</u>
4.0	Chimney Conditions	●						Chimney Type: Brick Chimney Flue Type: Clay
4.1	Chimney Flue		●					
4.2	Flashings	●						
4.3	Spark Arrestor / Rain Cap				●			
4.4	Saddle / Cricket				●			

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S NI NO NP NA RR

4.0 (1) Slightly worn, fair condition



4.0 Item 1(Picture)

(2) Slightly worn, fair condition



4.0 Item 2(Picture)

5. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

		S	NI	NO	NP	NA	RR	Styles & Materials
5.0	Slab	●						Foundation Type: Slab on Grade
5.1	Foundation, Basement and Crawlspace				●			Floor Structure: Slab
5.2	Sub Floors (Basement and Crawlspace)				●			Wall Structure: Traditional Wood Frame Construction Brick Walls
5.3	Walls (Basement and Crawlspace)				●			Ceiling Structure: Not Visable
5.4	Ceilings (Basement)				●			
5.5	Columns or Piers (Basement and Crawlspace)				●			
5.6	Joists (Basement and Crawlspace)				●			
5.7	Beams (Basement and Crawlspace)				●			
5.8	Doors (Basement)				●			
5.9	Windows (Basement)				●			
5.10	Electrical (Basement and Crawlspace)				●			
5.11	Insulation Under Floor System	●						
5.12	Vapor Retarders (Crawlspace)				●			
5.13	Ventilation (Foundation Areas and Attics)	●						

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S NI NO NP NA RR

5.0

- Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

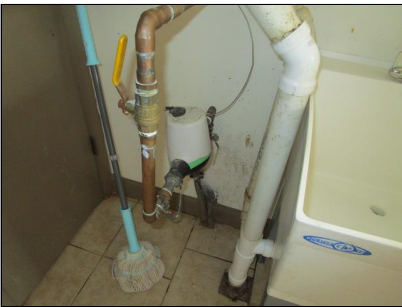
6. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

		S	NI	NO	NP	NA	RR	<u>Styles & Materials</u>
6.0	Plumbing Water Supply System	●						Water Source (To Home): Public
6.1	Drain Waste and Vent Systems	●						Plumbing Water Distribution (Inside home): Copper
6.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)	●						Plumbing Waste & Vent Pipes: Cast Iron Water Shut Off Location: Utility Room Main Fuel Shut Off Location: Rear Exterior at Gas Meter

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6.0 Main water meter in laundry room.



6.0 Item 1(Picture)

7. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

		S	NI	NO	NP	NA	RR	<u>Styles & Materials</u>
7.0	Electrical Main Service	●						Main Electrical Panel Location: Laundry Room
7.1	Equipment Grounding	●						Equipment Grounding Present: Yes
7.2	Main Electrical Panel Condition						●	Electrical Main Service: Overhead Service
7.3	Electrical Sub Panel Condition				●			Service
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)	●						Amperage: 100 AMPS
7.5	Operation of AFCI (ARC Fault Circuit Interrupters)				●			Panel Type: Breakers
7.6	Smoke Alarms						●	Branch Wiring Type: Copper
7.7	Carbon Monoxide Alarms						●	Wiring Methods: Conduit
								Futures Available: Yes
								GFCI Reset Location(s): Kitchen
								AFCI Reset Location(s): Not Present

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7.2 (1) Located in laundry room.

Missing panel screws were noted in the main panel. We recommend that a qualified electrician secure the panel cover with the appropriate type screws, to help assure safety and serviceability.

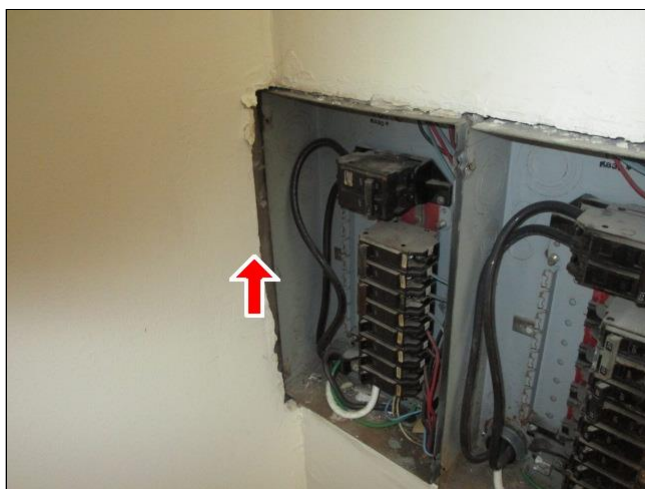
Picture #3 shows that the panel is obstructed by the installed drywall. Have reviewed to allow easier removal for servicing.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)

(2)

- **Futures are available for expansion in the electrical panel**

7.4

- **Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.**

7.6 New smoke alarm should be installed so new owner knows there installation date. Also that they are installed in location. have reviewed by a qualified person.

7.7 There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions.

8. Heating System

*Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.*

		S	NI	NO	NP	NA	RR	Styles & Materials
8.0	Heating Equipment Condition						●	Number of Heating Systems: One Heating Unit Location(s): Utility Room Heating System(s) Service: Entire Home Heating System Type(s): Circulating Boiler Energy Source: Natural Gas
8.1	Energy Source	●						
8.2	Exhaust Venting	●						
8.3	Thermostat	●						
8.4	Air Filters				●			
8.5	Distribution / Ducting Systems	●						
8.6	Automatic Safety Controls	●						

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8.0 The hot water boiler operated as intended but is rusted. Have serviced and reviewed.

Picture #2 is off the 3 heating zones. One for each floor.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.3 Operable



8.3 Item 1(Picture)

9. Air Conditioning System

*Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.***

		S	NI	NO	NP	NA	RR	<u>Styles & Materials</u>
9.0	Cooling and Air Handler Equipment Condition						●	Cooling Equipment
9.1	Temperature Difference Measurements		●					Type(s): Window AC
9.2	Energy Source	●						Cooling Equipment Energy Source: Electricity
9.3	Thermostat	●						Filter Type: Washable
9.4	Air Filters	●						
9.5	Distribution / Ducting Systems				●			
9.6	Automatic Safety Controls				●			

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S NI NO NP NA RR

9.0 (1) The building has inwall AC units. The sleeves that they sit in are rusted. Have reviewed by a qualified person.



9.0 Item 1(Picture)

(2)

- **Window air condition system(s) were noted in this home. Non-central window air conditioning units are not within the scope of this inspection; therefore, the unit was not operated. Suggest client verify the operation of these units from seller prior to closing.**

10. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

		S	NI	NO	NP	NA	RR	Styles & Materials
10.0	Water Heater Condition	●						Number of Water Heating Systems: One Water Heater Location(s): Laundry Room Water Heater Design Type: Natural Gas Water Heater Energy Source: Natural Gas
10.1	Supply Lines	●						
10.2	Energy Source	●						
10.3	Flue Venting	●						
10.4	Temperature / Pressure Release Valve	●						
10.5	Overflow Pan / Drain Line				●			
10.6	Hot Water Temperature	●						
		S	NI	NO	NP	NA	RR	

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11. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

		S	NI	NO	NP	NA	RR	Styles & Materials
11.0	Floors	●						Cabinet(s): Wood Countertop(s): Laminate
11.1	Walls	●						
11.2	Ceiling	●						
11.3	Doors	●						
11.4	Windows	●						
11.5	Heat / Cooling Source	●						
11.6	Receptacles, Switches and Fixtures	●						
11.7	Counters and Cabinets (representative number)						●	
11.8	Sinks						●	
11.9	Plumbing Drains	●						
11.10	Food Waste Disposer				●			
11.11	Dishwasher(s)				●			
11.12	Ranges/Ovens/Cooktops	●						
11.13	Range Hood(s)	●						
11.14	Microwave Cooking Equipment				●			

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S NI NO NP NA RR

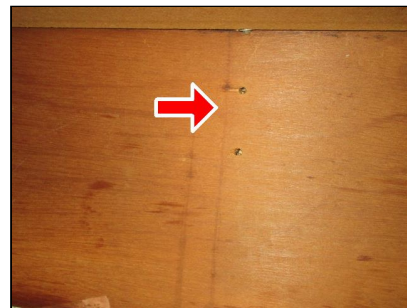
11.7 (1) All the kitchen cabinets in all apartments are attached to the wall with nails. Screws are a better way to attach. Have reviewed by a qualified person.



11.7 Item 1(Picture)



11.7 Item 2(Picture)



11.7 Item 3(Picture)

(2) All cabinets under sinks have the bottom shelves removed. Have reviewed by a qualified person



11.7 Item 4(Picture)



11.7 Item 5(Picture)

11.8 Second floor trap is leaking. Have reviewed by a qualified person to reduce water damage.



11.8 Item 1(Picture)

12. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

		S	NI	NO	NP	NA	RR	Styles & Materials
12.0	Floors	●						Bath Tub / Shower: Combined Bath Tub & Shower
12.1	Walls	●						
12.2	Ceiling						●	
12.3	Doors	●						
12.4	Closets	●						
12.5	Windows	●						
12.6	Heat / Cooling Source	●						
12.7	Receptacles, Switches and Fixtures	●						
12.8	Ehaust Fan(s)				●			
12.9	Bath Tub						●	
12.10	Shower						●	
12.11	Sinks	●						
12.12	Toilet	●						
12.13	Counters and Cabinets	●						

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S NI NO NP NA RR

12.2 Some rooms have popcorn ceilings. Have reviewed as they may contain asbestos



12.2 Item 1(Picture)

12.9 (1) Shower diverter in a bathroom does not fully engage, recommend correction for proper operation.



12.9 Item 1(Picture)

(2) Stopper to the tub in the bathroom did missing properly; adjustments/replacement is needed for proper operation.



12.9 Item 2(Picture)

12.10 See 12.9 - bath tub.

13. Laundry Area

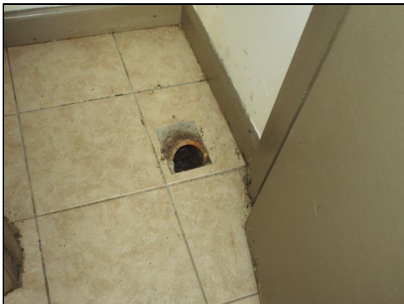
The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

		S	NI	NO	NP	NA	RR	Styles & Materials
13.0	Floors						●	Dryer Power Source: Natural Gas Connection Dryer Vent: Flexible Metal
13.1	Walls	●						
13.2	Ceiling	●						
13.3	Doors	●						
13.4	Closets	●						
13.5	Windows	●						
13.6	Counters and Cabinets (representative number)	●						
13.7	Laundry Tub / Sink						●	
13.8	Heat / Cooling Source	●						
13.9	Receptacles, Switches and Fixtures	●						
13.10	Clothes Dryer Exhaust Venting	●						
13.11	Exhaust Fan				●			
13.13	Clothes Washing Machine						●	
13.14	Clothes Dryer	●						

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S NI NO NP NA RR

13.0 There is an open drain. Have reviewed by a qualified person. Source for possible escape of foul odor.



13.0 Item 1(Picture)

13.7 Laundry tub is loose. Could lead to leaky pipes. Have reviewed by a qualified person.



13.7 Item 1(Picture)

13.13 Washer was inoperable at the time of inspection. Recommend review for repair/replacement as needed.



13.13 Item 1(Picture)

14. Interior Rooms and Areas

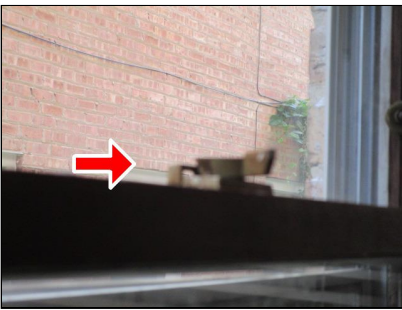
Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

		S	NI	NO	NP	NA	RR	Styles & Materials
14.0	Floors	●						Floor Covering(s): Wood
14.1	Walls	●						Wall Material(s): Gypsum Board (Drywall)
14.2	Ceilings	●						Ceiling Material(s): Gypsum Board (Drywall)
14.3	Doors (representative number)	●						Interior Doors: Hollow Core
14.4	Closet Doors (representative number)	●						Window Type(s): Double-Hung
14.5	Windows (representative number)						●	
14.6	Heat / Cooling Source	●						
14.7	Receptacles, Switches and Fixtures						●	
14.8	Wet Bar				●			
14.9	Fireplaces and Woodstoves				●			
14.10	Stairways						●	

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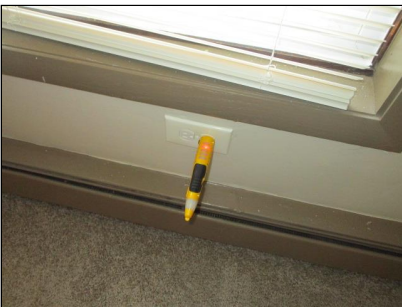
S NI NO NP NA RR

14.5 Some window lock(s) do not work as intended. Corrections are needed for security.



14.5 Item 1(Picture)

14.7 Bedroom outlet is wired incorrectly. Have reviewed by a qualified person.

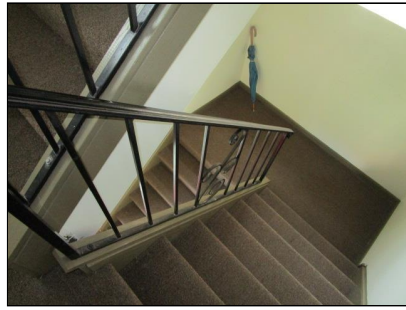


14.7 Item 1(Picture)

14.10 Handrail in stairwell is loose. Recommend review for repair as necessary for safety.



14.10 Item 1(Picture)



14.10 Item 2(Picture)

15. Bedroom(s)

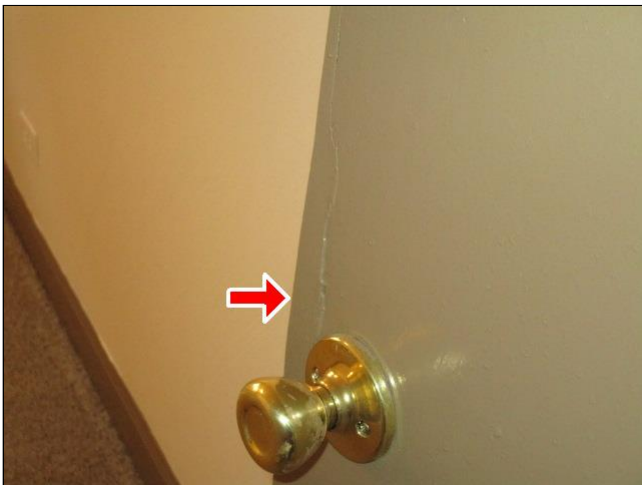
Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

		S	NI	NO	NP	NA	RR	Styles & Materials
15.0	Floors	●						Floor Covering(s): Wood
15.1	Walls	●						Wall Material(s): Gypsum Board (Drywall)
15.2	Ceilings	●						Ceiling Material(s): Gypsum Board (Drywall)
15.3	Doors (representative number)						●	Interior Doors: Hollow Core
15.4	Closet Doors (representative number)	●						Window Type(s): Double-Hung
15.5	Windows (representative number)						●	
15.6	Heat / Cooling Source	●						
15.7	Receptacles, Switches and Fixtures						●	

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S NI NO NP NA RR

15.3 The second floor rear bedroom master bedroom door is damaged. Recommend repair/replacement as needed.



15.3 Item 1(Picture)

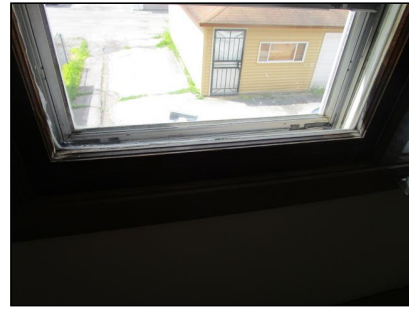
15.5 All the wooded windows are in need of maintenance as some stick and others fail to stay open.



15.5 Item 1(Picture)



15.5 Item 2(Picture)



15.5 Item 3(Picture)

15.7 Second floor first bedroom has an outlet that is wired incorrectly. Have reviewed by a qualified person.



15.7 Item 1(Picture)