



# 1111 N. Sample Mt. Prospect IL 60000

## **Inspection Date:**

5/21/2008

### **Prepared For:**

John Doe

### **Prepared By:**

Spyglass Property Inspections, LTD. 847-401-7585 847-963-0751 Fax ryan@spyglassinspections.net

## **Report Number:**

#1130

### Inspector:

Ryan Foley

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### REPORT OVERVIEW

#### THE HOUSE IN PERSPECTIVE

#### CONVENTIONS USED IN THIS REPORT

**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

#### **BUILDING DATA**

Approximate Age: 11-25

Style: Single Family

Main Entrance Faces: East
State of Occupancy: Occupied
Weather Conditions: Sunny
Recent Rain: No
Ground cover: Damp

## **RECEIPT / INVOICE**

Spyglass Property	Inspectio	ns, LTD.		
Date: 9/7/2006			Inspection Number	er: <b>#1130</b>
Name: John Doe				
Inspection Fee:	\$NA			
Radon:	\$NA			
Total:	\$NA			
<ul><li>✓ Check #: Paid</li><li>☐ Cash</li><li>☐ Credit Card:</li></ul>				
** ☑ Radon ☐ Pool	/ Hot Tub	☐ Shipping	☐ Well & Septic	□ WDO/WDI
Inspected By: <b>Ryan</b> License/Certification #: 45	<b>Foley</b> 0.0003750			

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			T avecas	1DS	
SERVICE WAL	KS   None	☐ Public sidewa	lk needs repair		
Material:	✓ Concrete	☐ Flagstone	☐ Gravel	☐ Brick	☐ Other
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Trip Hazard	
	☐ Pitched toward:	_	tling cracks	□ Not visible	▼ Typical cracks
	_		oung or works	_ 1,00 ,101010	_ Typical classis
_DRIVEWAY/PA					
Material:	✓ Concrete	☐ Asphalt	☐ Gravel/Dirt	☐ Brick	☐ Other
Condition:	Satisfactory	☐ Marginal	□ Poor	☐ Fill cracks and sea	
	☐ Pitched toward	s home	$\square$ Trip hazard	☐ Settling Cracks	☐ Typical crack
PORCH (covere	d entrance) 🔲 No	one			
<b>Support Pier:</b>	✓ Concrete	□ Wood	☐ Not visible	☐ Other	
Condition:	Satisfactory	☐ Marginal	☐ Poor	☐ Railing/Balusters	recommended
Floor:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Safety Hazard	
STOOPS/STEPS	□ None	☐ Uneven risers			
Material:	✓ Concrete	□ Wood	☐ Other	☐ Railing/Balusters	recommended
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Cracked	☐ Settled
	☐ Rotted/Damage	•	☐ Safety Hazard	!	
DECK/BALCO	NY (flat, floored, ro	pofless area)			
Material:	✓ Wood ☐ M		site $\square$ Not visible	☐ Railing/Balusters	recommended
Finish:	☐ Treated	✓ Painted		☐ Other	тесоттенией
rinisii.	☐ Improper attack		☐ Railing loose	□ Oulci	
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Wood in contact	with sail
		C			
	ORCH COVERS	□ None	☐ Earth to wood		Moisture/Insect damage
Condition:	✓ Satisfactory	☐ Marginal	Poor	☐ Posts/Supports no	eed Repair
FENCE/WALL			□ None		D . 1 7 01
Type:	☐ Brick/Block	□ Wood	☐ Metal		Rusted ✓ Other
Condition:	☑ Satisfactory	☐ Marginal	Poor	☐ Loose Blocks/Cap	os ☐ Typical cracks
	G AFFECTING FO : □ East ☑ Wes		(See remarks page)  ✓ South		
Negative Grade			end window wells/co	☐ Satisfactory	n back trees/shrubberies
	d additional backfill			overs in Irin	i back irees/snrubberies
	ntact with/improper	ciearance to soll	i ard drains of	sei veu - not testeu	
HOSE BIBS	□ None	☐ No anti-siphor			
Operates:	✓ Yes	□ No	☐ Not tested	□ Not on	
GENERAL CON	MMENTS				

GROUNDS

**Grounds:** Walkway had some cracking in the front of the home, but is usable. Recommend sealing gap between walkway and front stoop. Recommend sealing gap between driveway and home. Railings and balusters loose around the AC SAFETY CONCERN. Low areas next to the foundation need some correction (north, south, west). There was a small crack in the foundation on the east side of home recommend sealing with epoxy. The door on the back deck was not sealed completely on the east side of the dummy door, repair or replace.



ROOF VISIBII	LITY Z All	☐ Partial	□ None	☐ Limited	l by:	
INSPECTED F	ROM Roof	☐ Ladder at ea	ves	nd ( <i>Inspection Limit</i>	ed) 🗆 With Binocu	ılars
STYLE OF ROTTYPE: Pitch:	OOF  ✓ Gable  □ Low	<ul><li>✓ Hip</li><li>✓ Medium</li></ul>	☐ Mansard ☐ Steep	☐ Shed ☐ Flat	□ Flat	☐ Other
ROOF COVER Roof #1: VENTILATIO Appears Adequ (See Interior res	Type: Asphalt Es	<b>De:</b> ☑ Soffit ☐ No	+ Layers App □ Ridge □ Turbine	roximate age of co ☐ Gable ☐ Powered	over: 5-10+ years ✓ Roof ☐ Other	
FLASHING Condition:	Material:  ☐ Not visible ☐ Separated from	Galv/Alum  ✓ Satisfactory  chimney/roof	☐ Asphalt ☐ Copper ☐ Marginal ☐ Recomment	☐ Not visible ☐ Foam ☐ Poor  ad Sealing	☐ Rubber ☐ Other ☐ Rusted ☐ Other	□ Lead
VALLEYS	□ N/A	Material:	☐ Galv/Alum	-	☐ Lead	☐ Copper
Condition:	☐ Not visible ☐ <i>Rusted</i>	✓ Satisfactory  ☐ Holes	☐ Not visible ☐ Marginal ☐ Recomment	□ Poor		
CONDITION (	OF ROOF COVER	RINGS Roof #	1: ☑ Satisf	actory □ Mar	ginal 🗆 Po	or
SKYLIGHTS Condition:	☐ N/A ☑ Satisfactory	☐ Cracked/Bro	ken □ Not □ Poor	visible		
PLUMBING V		□ No □ Not Vi	✓ Satisfactor	y 🗆 Marginal	□ Poor	
	(	Conditions reporte	d above reflect	<u>visible</u> portion on	ly	
GENERAL CO	OMMENTS					
Roof: The midd	le peak on the east si	ide of the home wa	as missing some	e flashing that lead	s to the gutter line	e, repair or repla



CHIMNEY(S)	□ None	Location(s): South	
Viewed From:	☑ Roof	☐ Ladder at eaves	☐ Ground with binoculars
Rain Cap/Sparl		✓ Yes	□ No □ <b>Recommended</b>
Chase:	☐ Brick	☐ Stone	☐ Metal ☐ Blocks ☑ Framed
Flue:	☐ Tile	✓ Metal	$\square$ <i>Unlined</i> $\square$ Not visible
Evidence of:	☐ Scaling	☐ Cracks	☐ Creosote ☐ Not evaluated (See remarks page)
	•	ned and re-evaluated	☐ Recommend Cricket/Saddle/Flashing
Condition:	✓ Satisfactory	☐ Marginal	□ Poor
GUTTERS/SCI	UPPERS/EAVEST		☐ Needs to be cleaned ☐ Downspouts needed
Material:	☐ Copper	☐ Vinyl/Plastic	☑ Galvanized/Aluminum ☐ Other
Condition:	Satisfactory	☐ Marginal	$\square$ Poor $\square$ Rusting
Leaking:	☐ Corners	☐ Joints	☐ Hole in main run
Attachment:	✓ Loose	☐ Missing spikes	☐ Improperly sloped (See remarks page)
Extension needed	l <b>: ☑</b> North	☑ South	☑ East ☑ West
SIDING			(*See remarks page EIFS)
Material:	$\square$ Stone $\square$ S1		
		sphalt 🛮 Wood	✓ Metal/Vinyl □ Other
	☑ Typical cracks		□ Wood rot □ Peeling paint □ Loose/Missing/Holes
Condition:	✓ Satisfactory	☐ Marginal	□ Poor □ Recommend repair/painting
TRIM, SOFFIT	T, FASCIA, FLASE	IING	
Material:	☐ Wood	☐ Fiberboard	✓ Aluminum/Steel ☐ Fiber Cement ☐ Stucco
	☐ Recommend rep	air/painting	□ Damaged wood □ Other
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor
CAULKING			
<b>Condition:</b>	✓ Satisfactory	☐ Marginal	□ Poor
	☐ Recommend are	ound windows/doors/ma	usonry ledges/corners/utility penetrations
WINDOWS &	SCREENS	☐ Failed/fogged ins	ulated glass
Material:	<b>☑</b> Wood	☐ Metal	□ Vinyl □ Aluminum/Vinyl Clad
Screens:	☐ Torn	☐ Bent	☐ Not installed ☐ Glazing/caulk needed
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor □ Wood rot □ Recommend repair/painting
GENERAL CO	MMENTS		

**Exterior:** The chimney cap was bent, repair or replace. The chicken wire around the rain cap needs to be repaired. Recommend extending downspouts on the front porch, south side, west, and southwest side of the home. There was no gutter or downspouts installed on the screened in porch, recommend installing. There was a bee's nest in the south vent and the upper north corner of the garage. Recommend installing a window well cover on the west side of home. The downspout elbow on the upper west side of the roof was no longer attached.



_SERVICE ENT	KY _				
Underground	□ Overhead □	$\square$ Weather head/m	iast needs repair	Condition: $\square$ S	at. 🛘 Marginal 🔻 Poo
Exterior outlets:	✓ Yes □ No	Operative: 🔽	✓ Yes □ No	$\Box o$	verhead wires too low
<b>GFCI</b> present:	✓ Yes □ No	Operative:	∃ Yes 🗹 No	☐ Less than 3' fr	om balcony/deck/windows
☐ Reverse polar	rity $\square$ Open	n ground 🗀	Safety Hazard		
BUILDING(S)	EXTERIOR WALI	L CONSTRUCTION	ON		
Type:	☐ Not visible	✓ Framed	✓ Masonry	☐ Other	
Condition:	☐ Satisfactory	☐ Marginal	□ Poor	☐ Not visible	
EVTEDIOD DO	ODE	D4.	C4	Entrope	
EXTERIOR DO		Patio	Storm  ☐ Poor	Entrance	□ Darda aa
Weatherstripping:		☐ Marginal		☐ Missing	☐ Replace
<b>Door Condition:</b>	Saustactory	☐ Marginal	☐ Poor		
		_			
EXTERIOR A/	C - HEAT PUMP				
<b>UNIT #1:</b>	□ N/A	<b>Location:</b> West			
Brand: Carrier		Model #: 38CKC	048370	Approximate age:	1992 yrs.
Outside Disconnect	: ☑ Yes ☐ No				•
Level:	✓ Yes □ No	☐ Cabinet/housi	ing rusted	☐ Improperly size	ed fuses/breakers
<b>Condenser Fins:</b>	$\square$ Damaged	☐ Need cleaning	-	☐ Damaged base.	•
<b>Condition:</b>	☐ Satisfactory	☐ Marginal	☐ Poor	-	_
	•	-			

### GENERAL COMMENTS

**Electric / AC: Safety Issue:** The GFCI in the front was not tripping and there was no GFCI outlet installed on the back deck. The AC unit was not run due to the exterior temperature. The weather stripping on the screened in porch door was no longer in place (on the bottom east side).



TYPE	□ None				
✓ Attached	☐ Detached	□ 1-car	☐ 2-car	☐ 3-car	☐ 4-car
AUTOMATIC	OPENER				
	✓ Yes	□ No	☐ Operable	☐ Inoper	able
SAFETY REVI	ERSE				
Operable:	☑ Pressure reve	erse 🗆 Electric o	eye	$\square$ Need(s) adjust	sting
OVERHEAD D	OOOR(S)	□ N/A			
Material:	□ Wood		☐ Masonite	☐ Metal	☐ Recommend repair
<b>Condition:</b>	✓ Satisfactory	☐ Marginal	☐ Poor	□ Overh	ead door hardware loose
Recommend Prim	iing/Painting Inside	& Edges: ☐ Yes ☐ N	No   Recom	mend lubrication	$\square$ Weatherstripping missing/damaged
ELECTRICITY	Y PRESENT	☑ Yes ☐ No	☐ Not visibl	e	
Reverse polarity:	: ☐ Yes ☑ No	Open ground:	☐ Yes	☑ No	☐ Safety hazard
<b>GFCI Present:</b>	✓ Yes □ No	Operates:	✓ Yes	□ No	☐ Handyman/extension cord wiring
GENERAL CO	MMENTS				

Garage: Was in good working order during the time of inspection.



COUNTERTOPS	Satisfactory	☐ Marginal	☐ Recommend repa	ir/caulking
CABINETS	☑ Satisfactory	☐ Marginal	☐ Recommend repair	ir/adjustment
	Yes ✓ No Satisfactory ☐ Corroded	Pipes leak/corroded:  ☐ Chipped Functional Flow:	☐ Yes ☐ Cracked ☐ Adequate	✓ No  ☐ Recommend repair  ☐ Poor
WALLS & CEILING  Condition: ✓ Satisfa	actory   Marginal	□ Poor	☐ Typical cracks	☐ Moisture stains
HEATING / COOLING S	SOURCE Yes	□ No		
FLOOR Condition: Satisfa	actory   Marginal	□ Poor	☐ Sloping	☐ Squeaks
APPLIANCES (See  ☑ Disposal Operates: ☑ Oven Operates: ☑ Range Operates: ☑ Dishwasher Operates: ☑ Other Operates: ☐ Other Operates: ☐ Seneral Comments  Kitchen: The outlet on the outlet cover on the east side inspection. Some of the cab	: ☑ Yes ☐ No ☑ the stove is cracked, rep	pair or replace. The ea	Operates: Operates: Operates:  ✓ Yes □ No ✓ Yes □ No  to the patio has open	
	LA	UNDRY ROON	M	
Cross connections:  Dryer vented:  Electrical:  G.F.C.I. present:  Appliances:  Gas Shut-off Valve:	N/A Faucet le Yes ☑ No Heat source N/A □ Wall Not vented to Exterior Den ground/reverse polarity Yes □ No Operates Washer ☑ Dryer N/A ☑ Yes □ No	ce present: Yes Ceiling Recommend r within 6' of water:	☐ No Room vented ☐ Floor	☐ Yes ☑ No d: ☑ Yes ☐ No ☐ Not vented ☐ Safety hazard ☐ Safety hazard ☐ Not visible
GENERAL COMMENTS  Laundry Room: Was in go		ne time of inspection.		



## BATH: FIRST FLOOR

SINKS / TUBS	/ SHOWERS				
Faucet leaks:	☐ Yes ☑ No	<b>Loose:</b> □ Yes	☑ No	Pipes leak:	☐ Yes ☑ No
Fixture(s) Cone	dition:	Satisfactory	☐ Marginal	Poor	
TOILET			-		
Bowl Loose:	☐ Yes ☑ No	<b>Operates:</b> ✓ Yes	□ No □ Toilet leal	ks	wl/tank
WALLS / CEII	LING / CABINET	ΓS			
Moisture stains	s present:	☐ Yes ☑ No	<b>Outlets present:</b>	✓ Yes   ☐ No	
G.F.C.I. Preser		✓ Yes □ No	Operates:	✓ Yes   ☐ No	
HEATING / C	OOLING SOURC	CE ☐ Yes	□ No		
	✓ Yes □ No	Satisfactory	☐ Marginal	□ Poor	
Exhaust Fan:	✓ Yes □ No	Operates:	✓ Yes □ No	<b>Noisy:</b> $\square$ Ye	s 🗆 No
GENERAL CO	OMMENTS				
First Floor Hal	<b>f Bath:</b> Was in go	od working order duri	ng the time of inspec	ction.	
_		_			
BATH: SECON BATH	ND FLOOR				
SINKS / TUBS	/ SHOWEDS				
Faucet leaks:	☐ Yes ☑ No	Loose:	☑ No	Pipes leak:	☐ Yes ☑ No
	☐ Yes ☑ No	<b>Loose:</b> □ Yes ☑ Satisfactory	☑ No □ Marginal	Pipes leak: ☐ Poor	☐ Yes ☑ No
Faucet leaks: Fixture(s) Cond	☐ Yes ☑ No				☐ Yes ☑ No
Faucet leaks:	☐ Yes ☑ No		☐ Marginal	Poor	☐ Yes ☑ No  wl/tank ☐ Cross connection
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose:	☐ Yes ☑ No dition: ☑ Yes ☐ No	✓ Satisfactory  Operates: ✓ Yes	☐ Marginal	Poor	
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU	☐ Yes ☑ No  dition:  ☑ Yes ☐ No  JB AREA / SINK	✓ Satisfactory  Operates: ✓ Yes	☐ Marginal ☐ No ☑ Toilet lea	□ Poor ks □ <i>Cracked bo</i> r	wl/tank
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material:	☐ Yes ☑ No  dition:  ☑ Yes ☐ No  ☐B AREA / SINKO ☑ Ceramic/Plas	✓ Satisfactory  Operates: ✓ Yes  (S)  tic ☐ Fiberg	☐ Marginal ☐ No ☑ Toilet lead	Poor  Res Cracked both  Masonite	
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition:	☐ Yes ☑ No  dition:  ☑ Yes ☐ No  ☑ B AREA / SINK ☑ Ceramic/Plas ☑ Satisfactory	✓ Satisfactory  Operates: ✓ Yes	☐ Marginal ☐ No ☑ Toilet lea	□ Poor ks □ <i>Cracked bo</i> r	wl/tank
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ AREA / SINK ☑ Ceramic/Plas ☑ Satisfactory g Needed:	✓ Satisfactory  Operates: ✓ Yes  (S) tic □ Fiberg □ Marginal □ Yes ✓ No	☐ Marginal ☐ No ☑ Toilet lead	Poor  ks	wl/tank
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ AREA / SINK ☑ Ceramic/Plas ☑ Satisfactory g Needed:	✓ Satisfactory  Operates: ✓ Yes  (S) tic □ Fiberg □ Marginal □ Yes ✓ No ✓ Adequate	☐ Marginal ☐ No ☑ Toilet lead glass ☐ Poor Where:	Poor  Res Cracked both  Masonite	wl/tank
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Satisfactory g Needed: hinage: LING / CABINET	✓ Satisfactory  Operates: ✓ Yes  (S) tic □ Fiberg □ Marginal □ Yes ✓ No ✓ Adequate	☐ Marginal ☐ No ☑ Toilet lead glass ☐ Poor Where:	Poor  ks	wl/tank □ Cross connection □ Other : ✓ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEIL Moisture stains G.F.C.I. presen	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ B AREA / SINK ☑ Ceramic/Plas ☑ Satisfactory g Needed: hinage: LING / CABINET s present: ht:	✓ Satisfactory  Operates: ✓ Yes  (S)  tic	☐ Marginal ☐ No ☑ Toilet lead glass ☐ Poor Where: ☐ Poor	□ Poor  ks □ Cracked bot □ Masonite □ Rotted floors  Functional Flow	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEII Moisture stains G.F.C.I. preser HEAT / COOL	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Yes ☐ No  ☑ Ceramic/Plas ☑ Satisfactory g Needed: hinage: LING / CABINET s present: ht: LING SOURCE	✓ Satisfactory  Operates: ✓ Yes  (S)  tic □ Fiberg □ Marginal □ Yes ✓ No ☑ Adequate  S □ Yes ☑ No ☑ Yes □ No ☑ Yes □ No ☑ Yes □ No	☐ Marginal ☐ No ☑ Toilet lead  glass ☐ Poor Where: ☐ Poor Outlets present: Operates:	□ Poor  ks □ Cracked bot □ Masonite □ Rotted floors  Functional Flow ☑ Yes □ No ☑ Yes □ No	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEII Moisture stains G.F.C.I. present HEAT / COOL Window/Door:	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Satisfactory g Needed: hinage: LING / CABINET s present: ht: ING SOURCE ☑ Yes ☐ No	✓ Satisfactory  Operates: ✓ Yes  (S)  tic	☐ Marginal  ☐ No ☑ Toilet lead  glass ☐ Poor Where: ☐ Poor  Outlets present: Operates: ☐ Marginal	□ Poor  ks □ Cracked bot □ Masonite □ Rotted floors  Functional Flow □ Yes □ No □ Yes □ No □ Poor	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEII Moisture stains G.F.C.I. preser HEAT / COOL	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Yes ☐ No  ☑ Ceramic/Plas ☑ Satisfactory g Needed: hinage: LING / CABINET s present: ht: LING SOURCE	✓ Satisfactory  Operates: ✓ Yes  (S)  tic □ Fiberg □ Marginal □ Yes ✓ No ☑ Adequate  S □ Yes ☑ No ☑ Yes □ No ☑ Yes □ No ☑ Yes □ No	☐ Marginal ☐ No ☑ Toilet lead  glass ☐ Poor Where: ☐ Poor Outlets present: Operates:	Poor  Rs □ Cracked both  Masonite □ Rotted floors  Functional Flow ✓ Yes □ No ✓ Yes □ No □ Poor	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEII Moisture stains G.F.C.I. present HEAT / COOL Window/Door:	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Yes ☐ No  ☑ Ceramic/Plas ☑ Satisfactory g Needed: ninage: LING / CABINET s present: nt:  ☑ Yes ☐ No ☑ Yes ☐ No ☑ Yes ☐ No	✓ Satisfactory  Operates: ✓ Yes  (S)  tic	☐ Marginal  ☐ No ☑ Toilet lead  glass ☐ Poor Where: ☐ Poor  Outlets present: Operates: ☐ Marginal	□ Poor  ks □ Cracked bot □ Masonite □ Rotted floors  Functional Flow □ Yes □ No □ Yes □ No □ Poor	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor
Faucet leaks: Fixture(s) Cond TOILET Bowl Loose: SHOWER / TU Material: Condition: Caulk/Grouting Functional Dra WALLS / CEII Moisture stains G.F.C.I. preser HEAT / COOL Window/Door: Exhaust Fan: GENERAL CO	☐ Yes ☑ No dition:  ☑ Yes ☐ No  ☑ Yes ☐ No  ☑ Geramic/Plas ☑ Satisfactory g Needed: ninage: LING / CABINET s present: nt: LING SOURCE ☑ Yes ☐ No ☑ Yes ☐ No ☑ Yes ☐ No	Satisfactory  Operates: ✓ Yes  Signates: ✓ Yes  This is a signate of the signature of the	☐ Marginal ☐ No ☑ Toilet lead  glass ☐ Poor Where: ☐ Poor  Outlets present: Operates: ☐ Marginal ☑ Yes ☐ No	□ Poor  ks □ Cracked both  □ Masonite □ Rotted floors  Functional Flow □ Yes □ No □ Yes □ No □ Poor Noisy: □ Ye	wl/tank □ Cross connection □ Other : ☑ Adequate □ Poor

to be repaired or replace.



				D/IIIIKO O.	WI(S)			
BATH: MAST	ER BATH							
SINKS / TUBS			_	_			_	
Faucet leaks:	☐ Yes ☑ No	Loose:	☐ Yes	☑ No	Pipes lea	ık:	☐ Yes 🔽	No
Fixture(s) Cond	lition:	✓ Satisf	factory	☐ Marginal	☐ Poor			
TOILET								
<b>Bowl Loose:</b>	✓ Yes □ No	Operate	es: 🗹 Yes	☐ No ☐ Toilet leal	ks $\square$ Cr	acked bow	l/tank 🗆 Cr	oss connection
SHOWER / TU	B AREA / SINK	$\overline{(S)}$						
Material:	✓ Ceramic/Plas	tic	☐ Fiber	glass	☐ Masor	nite	☐ Other	
<b>Condition:</b>	Satisfactory	☐ Marg	inal	□ Poor	☐ Rotted	d floors		
Caulk/Grouting	g Needed:	✓ Yes	□ No	Where: Tile floor	connection	in shower	r	
Functional Dra	inage:	✓ Adeq	uate	□ Poor	Function	nal Flow:	☐ Adequate	Poor
WALLS / CEII	LING / CABINET	ΓS					_	
Moisture stains	present:	☐ Yes	✓ No	<b>Outlets present:</b>	Yes	□ No		
G.F.C.I. presen	ıt:	Yes	□ No	<b>Operates:</b>	Yes	□ No		
HEAT / COOL	ING SOURCE	✓ Yes	□ No					
Window/Door:	✓ Yes □ No	✓ Satisf	factory	☐ Marginal	☐ Poor			
Exhaust Fan:	✓ Yes □ No	Oper	rates:	✓ Yes □ No	Noisy:	☐ Yes	□ No	
GENERAL CO	OMMENTS							

**Master Bath:** The striker plate on the door needs to be adjusted, door does not stay closed. The toilet bowl is loose and may need to be reset. The showerhead is leaking and needs to be tightened. The left sink is missing a drain stop and the faucet is leaking.



LOCATION: FAMILY ROOM					
Walls & Ceiling: ✓ Satisfactory	☐ Marginal		☐ Poor		
Moisture stains:	☐ Yes		✓ No	Where:	
<b>Floor:</b> ✓ Satisfactory	☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
Typical cracks:	✓ Yes		□ No	1	1
Electrical: Switches: ✓ Yes	□ No	<b>Outlets:</b>	✓ Yes	☐ No <b>Operates:</b>	✓ Yes □ No
Open ground/Rever	se polarity:	☐ Yes		Coverplates missing	
<b>Heating/Cooling Source:</b> ✓ Yes	□No	Holes:	□ Doors	□ Walls □ Ceil	-
Bedroom Egress Restricted: ☐ N/		✓ No			8-
Doors & Windows: Operatio		□ No			
1	atches Operable:	✓ Yes	□ No	☐ Missing ☐ Crac	ked Glass
	operació.		_ 110	_ 111100111g _ 0144	nou Class
GENERAL COMMENTS					
Family Room: Some of the upper cou	inter balances need	to be tighte	ened.		
	_				
LOCATION: DINING ROOM					
Walls & Ceiling: ☑ Satisfactory	☐ Marginal		☐ Poor		
Moisture stains:	☐ Yes		☑ No	Where:	_
Floor:	☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
Typical cracks:	✓ Yes		_ □ No	_	_
<b>Electrical:</b> Switches: ✓ Yes	□ No	<b>Outlets:</b>	✓ Yes	$\square$ No <b>Operates:</b>	
Open ground/Rever		☐ Yes		Coverplates missing	-
<b>Heating/Cooling Source:</b> □ Yes		Holes:	☐ Doors	□ Walls □ Ceili	ings
<b>Bedroom Egress Restricted:</b> $\square$ N/		✓ No			
Doors & Windows: Operatio	nal: 🗹 Yes	□ No			
Locks/La	atches Operable:	✓ Yes	□ No	☐ Missing ☐ Crac	ked Glass
GENERAL COMMENTS					
Dinning Room: The light switch need	ds to be changed to a	a three-way	switch, circ	uit trips when operat	ing.
LOCATION: LIVING ROOM					
Walls & Ceiling: ☑ Satisfactory	☐ Marginal		□ Poor		
Moisture stains:	□ Yes		☑ No	Where:	<b>—</b>
Floor: Satisfactory	☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
Typical cracks:	✓ Yes		□ No		<b>-</b>
<b>Electrical:</b> Switches: ✓ Yes	□ No	Outlets:	✓ Yes	☐ No <b>Operates:</b>	
Open ground/Rever		☐ Yes		Coverplates missing	
<b>Heating/Cooling Source:</b> ✓ Yes		Holes:	$\square$ Doors	□ Walls □ Ceili	ings
<b>Bedroom Egress Restricted:</b> $\square$ N/		☑ No			
Doors & Windows: Operation		□ No			
Locks/La	atches Operable:	✓ Yes	□ No	☐ Missing ☐ Crac	ked Glass
GENERAL COMMENTS					
GENERAL COMMENTS					



Lo chillor.	OFFICE						
Walls & Ceilin	g: 🗹 Satisfa	ctory	☐ Marginal		☐ Poor		
	Moisture	stains:	☐ Yes		✓ No	Where:	
Floor:	✓ Satisface		☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
	Typical c	racks:	✓ Yes		□ No		
Electrical:	Switches:	✓ Yes	□ No	<b>Outlets:</b>	✓ Yes	_	✓ Yes □ No
	Open grou	ınd/Reverse pol	-	☐ Yes	☑ No □	l Coverplates missing	•
Heating/Cooli	_	✓ Yes	□ No	Holes:	$\square$ Doors	☐ Walls ☐ Ceili	ngs
Bedroom Egr			☐ Yes	☑ No			
Doors & Wind	dows:	Operational:	✓ Yes	□ No	_	_	
		Locks/Latches	Operable:	✓ Yes	□ No	☐ Missing ☐ Crac	ked Glass
GENERAL C	OMMENTS						
<b>Office:</b> The so	uth windows	weather-stripping	ng was no long	ger mounte	d on the und	erside of the window.	
LOCATION:	SOUTH EAS	ST					
BEDROOM							
Walls & Ceilin	g: 🗹 Satisfa	ctory	☐ Marginal		☐ Poor		
	Moisture	stains:	☐ Yes		✓ No	Where:	
Floor:	✓ Satisface		☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
	Typical c		✓ Yes		□ No		
Electrical:	Switches:		□ No	<b>Outlets:</b>	✓ Yes	☐ No <b>Operates:</b>	
		md/Reverse pol		☐ Yes		Coverplates missing	•
Heating/Cooli		✓ Yes	□ No	Holes:	☐ Doors	☐ Walls ☐ Ceili	ngs
Bedroom Egr			☐ Yes	☑ No			
Doors & Wine	dows:	Operational:	✓ Yes	□ No			
		Locks/Latches	Operable:	✓ Yes	□ No	☐ Missing ☐ Crac	ked Glass
_GENERAL C	OMMENTS						
Southeast Bed	lroom: Some	of the upper co					riker plate in the door
Southeast Bed	lroom: Some						riker plate in the door
Southeast Bed jam needs to be	<b>lroom:</b> Some e adjusted. Th	of the upper cone closet light w					riker plate in the door
Southeast Bed jam needs to be LOCATION:	<b>lroom:</b> Some e adjusted. The	of the upper cone closet light w	as not function	ning during	g the time of		riker plate in the door
Southeast Bed jam needs to be	Iroom: Some e adjusted. The WEST BEI	of the upper cone closet light w	as not function  Marginal	ning during	g the time of  Poor	inspection.	riker plate in the door
Southeast Bed jam needs to be LOCATION: Walls & Ceilin	lroom: Some e adjusted. Th WEST BEI g: ☑ Satisfac Moisture	of the upper cone closet light w  DROOM ctory stains:	as not function  ☐ Marginal ☐ Yes	ning during	g the time of  ☐ Poor ☑ No	inspection.  Where:	
Southeast Bed jam needs to be LOCATION:	lroom: Some e adjusted. Th WEST BEI g: ☑ Satisfac Moisture ☑ Satisfac	of the upper cone closet light w  DROOM ctory stains: ctory	as not function  ☐ Marginal ☐ Yes ☐ Marginal	ning during	g the time of  ☐ Poor ☑ No ☐ Poor	inspection.	riker plate in the door
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor:	west Belg: Satisfac Moisture Satisfac Typical c	of the upper cone closet light w  DROOM ctory stains: ctory racks:	as not function  ☐ Marginal ☐ Yes ☐ Marginal ☑ Yes	ning during	□ Poor □ No □ Poor □ No □ Poor □ No	where: □ Squeaks	□ Slopes
Southeast Bed jam needs to be LOCATION: Walls & Ceilin	lroom: Some e adjusted. The WEST BEI g: ☑ Satisfac Moisture ☑ Satisfac Typical co Switches:	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes	□ Marginal □ Yes □ Marginal ☑ Yes □ Marginal ☑ Yes □ No	ning during Outlets:	□ Poor □ No □ Poor □ No □ Poor □ No □ Yes	Where: ☐ Squeaks ☐ No Operates:	□ Slopes ☑ Yes □ No
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical:	lroom: Some e adjusted. Th  WEST BEI g: ☑ Satisfac  Moisture ☑ Satisfac  Typical cr  Switches:  Open grou	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes und/Reverse pol	□ Marginal □ Yes □ Marginal ☑ Yes □ No	Outlets:	□ Poor □ No □ Poor □ No □ Yes □ No	Where: Squeaks No Operates: Coverplates missing	☐ Slopes  ✓ Yes ☐ No ☐ Safety Hazard
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical: Heating/Cooli	west Belg: Satisfac Moisture Satisfac Typical cr Switches: Open grouing Source:	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes und/Reverse pol	□ Marginal □ Yes □ Marginal ☑ Yes □ No	Outlets:  Yes Holes:	□ Poor □ No □ Poor □ No □ Poor □ No □ Yes	Where: ☐ Squeaks ☐ No Operates:	☐ Slopes  ✓ Yes ☐ No ☐ Safety Hazard
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical:	west Belg: Satisfac Moisture Satisfac Typical cr Switches: Open grouing Source: ess Restricted	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes und/Reverse pol Yes d: N/A	Marginal ☐ Yes ☐ Marginal ☑ Yes ☐ Marginal ☑ Yes ☐ No larity: ☐ No ☐ Yes	Outlets:  Yes Holes:  No	□ Poor □ No □ Poor □ No □ Yes □ No	Where: Squeaks No Operates: Coverplates missing	☐ Slopes  ☑ Yes ☐ No ☐ Safety Hazard
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical: Heating/Coolin Bedroom Egre	west Belg: Satisfac Moisture Satisfac Typical cr Switches: Open grouing Source: ess Restricted	of the upper come closet light was closed.  DROOM ctory stains: ctory racks:  Yes and/Reverse poly Yes d: N/A Operational:	□ Marginal □ Yes □ Marginal □ Yes □ No □ No □ Yes □ No □ Yes □ Yes □ Yes	Outlets:  Yes Holes:	□ Poor □ No □ Poor □ No □ Yes □ No	Where:  ☐ Squeaks ☐ No Operates: ☐ Coverplates missing ☐ Walls ☐ Ceili	☐ Slopes  ☑ Yes ☐ No ☐ Safety Hazard ngs
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical: Heating/Cooli Bedroom Egro Doors & Wind	west Belg: Satisfac Moisture Satisfac Typical cr Switches: Open grouing Source: ess Restricted	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes und/Reverse pol Yes d: N/A Operational: Locks/Latches	□ Marginal □ Yes □ Marginal □ Yes □ No □ No □ Yes □ No □ Yes □ Yes □ Yes	Outlets:  Yes Holes: No No	□ Poor □ No □ Poor □ No □ Yes □ No □ Doors	Where: Squeaks No Operates: Coverplates missing	☐ Slopes  ☑ Yes ☐ No ☐ Safety Hazard ngs
Southeast Bed jam needs to be LOCATION: Walls & Ceilin Floor: Electrical: Heating/Coolin Bedroom Egro Doors & Wind GENERAL C	WEST BEI g: Satisfac Moisture Satisfac Typical cr Switches: Open grou ing Source: ess Restricted dows:	of the upper cone closet light w  DROOM ctory stains: ctory racks:  Yes und/Reverse pol Yes d: N/A Operational: Locks/Latches	Marginal ☐ Yes ☐ Marginal ☑ Yes ☐ No larity: ☐ No ☐ Yes ☑ Yes ☑ Yes ☑ Yes ☑ Operable:	Outlets:  Yes Holes: No No Yes Yes	□ Poor □ No □ Poor □ No □ Yes □ No □ Doors	Where:  ☐ Squeaks  ☐ No Operates:  ☐ Coverplates missing ☐ Walls ☐ Ceili ☐ Missing ☐ Crace	☐ Slopes  ☑ Yes ☐ No ☐ Safety Hazard ngs



I OCATION.			1				
	NORTH EAST	-					
BEDROOM			 				
Walls & Ceiling: ☑ Satisfactory		☐ Marginal		☐ Poor	***		
	Moisture st		☐ Yes		☑ No	Where:	
Floor:	✓ Satisfacto	•	☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
	Typical cra		✓ Yes		_□ No	_	
Electrical:	Switches:		□ No	<b>Outlets:</b>	✓ Yes	☐ No <b>Operates</b> :	
	Open ground	_	larity:	☐ Yes		Coverplates missing	•
Heating/Cool	0	✓ Yes	□ No	Holes:	☐ Doors	☐ Walls ☐ Ceili	ings
Bedroom Egr	ess Restricted:	□ N/A	☐ Yes	✓ No			
Doors & Win	dows:	Operational:	✓ Yes	□ No			
	I	Locks/Latches	Operable:	Yes	□ No	☐ Missing ☐ Crac	ked Glass
GENERAL C	COMMENTS						
Northeast Re	droom. The hin	ges on the do	or need to be	adjusted or	replaced the	e door does not stay o	pen. The striker plate
	n needs to be ad	insted Missir	o the window	screen on	the south wi	ndow. The window se	eal on the north windo
		justed. Missir	ng the window	screen on	the south wi	ndow. The window se	eal on the north windo
is broken, repa		justed. Missir	ng the window	screen on	the south wi	ndow. The window so	eal on the north windo
is broken, repa			ng the window	screen on	the south wi	ndow. The window so	eal on the north windo
is broken, repa	air or replace.	DROOM	ng the window     □ Marginal		the south wi	ndow. The window so	eal on the north windo
is broken, repa	nir or replace.  MASTER BE	DROOM ory	- 			ndow. The window so  Where:	eal on the north windo
is broken, repa	MASTER BE  ig: ✓ Satisfacto	DROOM ory ains:	☐ Marginal		□ Poor		eal on the north windo  □ Slopes
is broken, repartitions.  LOCATION: Walls & Ceiling	MASTER BE ng: ☑ Satisfacto Moisture st	DROOM ory ains:	│ □ Marginal □ Yes		□ Poor ☑ No	Where:	
is broken, repartitions.  LOCATION: Walls & Ceiling	MASTER BE ng: ☑ Satisfacto  Moisture st ☑ Satisfacto	DROOM ory ains: ory cks:	☐ Marginal☐ Yes☐ Marginal		□ Poor ☑ No □ Poor	Where: □ Squeaks	□ Slopes
is broken, reparting the LOCATION: Walls & Ceiling Floor:	MASTER BE ng: ☑ Satisfacto Moisture st ☑ Satisfacto Typical cra Switches:	DROOM  ory  ains: ory  cks:  ✓ Yes	☐ Marginal ☐ Yes ☐ Marginal ☑ Yes ☑ No		☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes	Where: ☐ Squeaks ☐ No <b>Operates:</b>	□ Slopes ☑ Yes □ No
is broken, reparting the LOCATION: Walls & Ceiling Floor: Electrical:	MASTER BE ng: Satisfacto Moisture st Satisfacto Typical cra Switches: Open ground	DROOM  ory  ains: ory  cks:  ✓ Yes	☐ Marginal ☐ Yes ☐ Marginal ☑ Yes ☑ No	Outlets:	☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes	Where: ☐ Squeaks ☐ No <b>Operates:</b> ☐ Coverplates missing	□ Slopes  ✓ Yes □ No □ Safety Hazard
is broken, reparting the strength of the stren	MASTER BE ng: Satisfacto Moisture st Satisfacto Typical cra Switches: Open ground ing Source:	DROOM ory ains: ory cks: ✓ Yes d/Reverse po ✓ Yes	☐ Marginal☐ Yes☐ Marginal☐ Yes☐ Marginal☐ Yes☐ No	Outlets: ☐ Yes	☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes ☑ No ☐	Where: ☐ Squeaks ☐ No <b>Operates:</b>	□ Slopes  ✓ Yes □ No □ Safety Hazard
is broken, reparting the strict of the stric	MASTER BE  ng: Satisfacto  Moisture st  Satisfacto  Typical cra  Switches: Open ground ing Source: Sess Restricted:	DROOM ory ains: ory cks: ✓ Yes d/Reverse po ✓ Yes  ☐ N/A	☐ Marginal☐ Yes☐ Marginal☐ Yes☐ Marginal☐ Yes☐ No☐ No☐ larity:☐ No	Outlets:  Yes Holes:	☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes ☑ No ☐	Where: ☐ Squeaks ☐ No <b>Operates:</b> ☐ Coverplates missing	□ Slopes  ✓ Yes □ No □ Safety Hazard
is broken, reparting the strength of the stren	MASTER BE  mg: Satisfacto  Moisture st  Satisfacto  Typical cra  Switches: Open ground ing Source: Sess Restricted: dows:	DROOM  ory ains: ory cks: ✓ Yes d/Reverse po ✓ Yes  ☐ N/A Operational:	☐ Marginal ☐ Yes ☐ Marginal ☑ Yes ☐ No larity: ☐ No ☐ Yes ☑ Yes ☑ Yes	Outlets: ☐ Yes Holes: ☑ No	☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes ☑ No ☐	Where: ☐ Squeaks ☐ No <b>Operates:</b> ☐ Coverplates missing ☐ Walls ☐ Ceili	☐ Slopes  ✓ Yes ☐ No ☐ <b>Safety Hazard</b> ings
is broken, reparting the strict of the stric	MASTER BE  mg: Satisfacto  Moisture st  Satisfacto  Typical cra  Switches: Open ground ing Source: Sess Restricted: dows:	DROOM ory ains: ory cks: ✓ Yes d/Reverse po ✓ Yes  ☐ N/A	☐ Marginal ☐ Yes ☐ Marginal ☑ Yes ☐ No larity: ☐ No ☐ Yes ☑ Yes ☑ Yes	Outlets: ☐ Yes Holes: ☑ No ☐ No	☐ Poor ☑ No ☐ Poor ☐ No ☑ Yes ☑ No ☐ Doors	Where: ☐ Squeaks ☐ No <b>Operates:</b> ☐ Coverplates missing	☐ Slopes  ✓ Yes ☐ No ☐ <b>Safety Hazard</b> ings

Master Bedroom: Some of the upper counter balances were loose and need to be tightened.



_INTERIOR WIN	DOWS / GLAS	SS _					
Condition:	✓ Satisfactory			inal	☐ Poor	□ Needs repair	
	✓ Representativ					(See remarks pa	0 ,
Evidence of Leak				☑ No □ N/A	Safety Glazing	Needed: $\square$ Yes	s 🗹 No
FIREPLACE		ocation(s): F					
<b>Type:</b> ✓ Gas				burner stove (See		☐ Electric	☐ Ventless
Material:		•			Metal insert		
Miscellaneous:		lower built-ir				er operates: 🗆 Yes	
Damper Modified	_			□ No □ Damp			ls damaged/worn
Hearth Adequate				□ N/A ☑ Satisf	•	1	ose/missing
Physical Condition	on: 🗹 Satisfa	ctory L	☐ Marg	inal □ Poor	□ Recommend	having flue cleaned	and re-examined
STAIRS / STEPS	/ BALCONIES	$\mathbf{S}^{-}$	V	Satisfactory	☐ Marginal	☐ Poor	□ None
Handrail:		atisfactory		Marginal	□ Poor	☐ Safety hazard	il .
Risers/Treads:		atisfactory		l Marginal	☐ Poor	☐ Risers/Tread	
SMOKE / CARB		•		e			
Present:	Smoke Detect		Yes		Operates:	✓ Yes □ No	☐ Not tested
i resciit.	CO Detector:		] Yes		Operates:	☐ Yes ☐ No	☐ Not tested
					Operates.	Lies Lino	□ Not tested
ATTIC/STRUCT					_		
Access:	☐ Stairs	☐ Pulldov		✓ Scuttlehole/Ha		access	er
<b>Inspected From:</b>	☐ Access pan		In the		Other	_	
Location:	☑ Bedroom h	all $\Box$	] Bedro	oom closet	☐ Garage	☐ Other	
Access Limited B	•	_	<b>-</b> .	_	<b>—</b>		
Flooring:	☐ Complete		] Partia		✓ None		
Insulation:	Type: Fibergla		<sup>1</sup> Batts		Average inches		
	☐ Damaged	•				! □ Recommend	Baffles @ Eaves
Installed In:	☑ Rafters	□ Walls		☐ Between ceili	ing joists	☐ Not visible	
<b>X</b> 7 4*1 4*	□ Recommen				1114 1 41	.•	
Ventilation:			•		additional ventil		
Fans Exhausted To Structural Proble			Yes			s	
Roof Structure:	Rafters	☐ res ☑ Trusses		☐ <i>Recommend</i> ☐ Wood	repair □ Ked □ Metal	commend Structur  Other	rai Engineer
Collar Ties Present		☐ No	5	□ N/A	□ Metai	□ Other	
Roof Sheathing:	✓ Plywood	□ No □ OSB		□ lx Wood	□ Rotted	☐ Stained	☐ Delaminated
Evidence of Cond			a.	☐ Yes	✓ No (See re		□ Detaminatea
Ceiling Joists:	✓ Wood	ure Leaking  ☐ Metal	g.	☐ Other	□ Not visible	emarks page)	
GENERAL COM		□ Mctai		□ Oulci	□ Not visible		
<b>Interior:</b> There w	_	tor in the ho	me Safe	aty Issue: Recom	amend installing	on the second floo	r and in the
basement by the furnace. Some of the windows upper counter balances were loose and need to be tightened in many rooms in the house. The damper on the fireplace would not close during the time of inspection. Recommend installing and extension							
on the gas valve on the fireplace. The attic was missing some backer board on the north side, repair or replace. The railing							
leading upstairs are loose and should be tightened. The front screen door hinges are loose repair or replace.							



□ N/A

correctly; recommend sanding down drywall Safety Issue:

Condition:	Satisfactory	$\square$ Marginal $\square$	Poor	cal wear and tear	☐ Need repair
Handrail:	☐ Yes	□ No	<b>Condition:</b>	□ Satisfactory	✓ Loose
<b>Headway Over Stairs:</b>	Satisfactory	☐ Low clearance	☐ Safety haza	ard	
FOUNDATION Cond	lition:   Satisfac	tory   Marginal [	☐ Have evaluated	☐ Monitor	☐ Monitor
Material:	☐ Brick	☐ Concrete bloc	ck	Poured concrete	
<b>Horizontal Cracks:</b>	☐ North	☐ South	☐ East	☐ West	
Step Cracks:	☐ North	☐ South	☐ East	□ West	
Vertical Cracks:	☐ North	☐ South	☐ East	□ West	
Covered Walls:	✓ North	✓ South	✓ East	✓ West	
<b>Movement Apparent:</b>	☐ North	☐ South	☐ East	□ West	
<b>Indication Of Moisture:</b>	☐ Yes	□ No	☐ Fresh	☐ Old stains	
	Condition	reported above reflec	rts <u>visible</u> portion o	only	
				NT 4	
BASEMENT/CRAWL SI				North	7
•	indicates where w	all not visible		D	
	of covering:	C C (1)	<u> </u>	<b>D</b>	
P = Pane	_	C = Crack(s)	D	D	
$D = D^{ext}$	T/O11	M - Monitor W.	act		Foot
D = Dryv $S = Store$			est	D	East
S = Stora	nge	M = Monitor $E = Evaluate$	est	<b>D</b> South	East
S = Stora $O = Other$	nge er	E = Evaluate		South	East
S = Stora O = Other  FLOOR Material:	nge er □ Concrete	E = Evaluate  ☐ Dirt/Gravel	✓ Not visible	South  Other	East
S = Stora $O = Other$	nge er	E = Evaluate		South	East
S = Stora O = Other  FLOOR Material:	er Concrete Satisfactory	E = Evaluate  ☐ Dirt/Gravel	✓ Not visible	South  Other	East
S = Stora O = Othe  FLOOR Condition:  Material:	er Concrete Satisfactory	E = Evaluate  ☐ Dirt/Gravel ☐ Marginal	✓ Not visible ☐ Poor	South  Other	
S = Stora O = Other  FLOOR Material: Condition:  BASEMENT DRAINAGE	nge er □ Concrete □ Satisfactory ☑ Yes □ No	E = Evaluate  ☐ Dirt/Gravel ☐ Marginal	✓ Not visible ☐ Poor ☐ Not working	South  ☐ Other  ☐ Typical cracks	□ Not tested
S = Stora O = Other  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump:	rage er  □ Concrete □ Satisfactory  ☑ Yes □ No	E = Evaluate  □ Dirt/Gravel □ Marginal  □ Working of visible Tester	✓ Not visible ☐ Poor ☐ Not working	South  Other Typical cracks  Needs cleaning Efflorescence p	□ Not tested
S = Stora O = Othe  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump: Floor Drains:	rage er  □ Concrete □ Satisfactory  ☑ Yes □ No	E = Evaluate  ☐ Dirt/Gravel ☐ Marginal  ☐ Working of visible <b>Testee</b>	✓ Not visible ☐ Poor ☐ Not working d: ☐ Yes ☐ No	South  Other Typical cracks  Needs cleaning Efflorescence p	□ Not tested
S = Stora O = Other  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump: Floor Drains:  GIRDERS / BEAMS / Conditions	er □ Concrete □ Satisfactory  E □ Yes □ No □ Yes □ No □ LUMNS Mar □ Satisfactory	E = Evaluate  □ Dirt/Gravel □ Marginal  □ Working of visible Tester terial: □ Steel □ Marginal	✓ Not visible ☐ Poor ☐ Not working d: ☐ Yes ☐ Not	South  Other Typical cracks  Needs cleaning Efflorescence p	□ Not tested
S = Stora O = Othe  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump: Floor Drains:  GIRDERS / BEAMS / Co Condition:	rage er  □ Concrete □ Satisfactory  E □ Yes □ No □ Yes □ No □ Satisfactory	E = Evaluate  □ Dirt/Gravel □ Marginal  □ Working of visible Testee terial: □ Steel □ Marginal  eel □ Truss	✓ Not visible ☐ Poor ☐ Not working d: ☐ Yes ☐ Not ☐ Wood ☐ Block ☐ Poor	South  Other Typical cracks  Needs cleaning Efflorescence p  Concrete Stained/rusted	□ <i>Not tested</i> oresent  ✓ Not visible
S = Stora O = Othe  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump: Floor Drains:  GIRDERS / BEAMS / Co Condition:	rage er  □ Concrete □ Satisfactory  E □ Yes □ No □ Yes □ No □ Satisfactory □ Satisfactory □ Wood □ St	E = Evaluate  □ Dirt/Gravel □ Marginal  □ Working of visible Tester terial: □ Steel □ Marginal  eel □ Truss	✓ Not visible  ☐ Poor  ☐ Not working  d: ☐ Yes ☐ Not ☐ Wood ☐ Block ☐ Poor  ✓ Not visible	South  Other Typical cracks  Needs cleaning Efflorescence p  Concrete Stained/rusted	□ <i>Not tested</i> bresent  ✓ Not visible
S = Stora O = Other  FLOOR Material: Condition:  BASEMENT DRAINAGE Sump Pump: Floor Drains:  GIRDERS / BEAMS / Co Condition:  JOISTS Material:	Concrete Satisfactory  Yes No Yes No Yes No Satisfactory  Wood St Satisfactory Satisfactory Satisfactory Satisfactory Satisfactory	E = Evaluate  □ Dirt/Gravel □ Marginal  □ Working of visible Tested terial: □ Steel □ Marginal  eeel □ Truss □ 2x12	✓ Not visible ☐ Poor ☐ Not working d: ☐ Yes ☐ Not ☐ Wood ☐ Block ☐ Poor ☑ Not visible ☐ Engineered I-Typ	South  Other Typical cracks  Needs cleaning Efflorescence p  Concrete Stained/rusted	□ <i>Not tested</i> bresent  ✓ Not visible

basement was missing caulk around the door jams. The sump pump in the basement should be replaced in the near future. Many of the cover plates were missing on the outlets and need to be installed. The fire escape window is not opening



WATER SERVICE Main Shut-off Location: In the basement							
Water Entry Piping:	☐ Not visible	☑ Copper/Galv.	☐ <b>Plastic*</b> (PVC.	, CPVC, <b>Polybutylene</b> , P	EX) Unknown		
Visible Water Distribution Piping: ☑ Copper ☐ Galvanized			☐ <b>Plastic*</b> (PVC, CPVC, <b>Polybutylene</b> , PEX) ☐ Unknown				
Condition:	Satisfactory	☐ Marginal	□ Poor				
Lead Other Than Solder	r Joints: ☐ Yes	☑ No	☐ Unknown	☐ Service entry			
<b>Functional Flow:</b>	Adequate	□ Poor	☐ Water pressur	re over 80 psi			
Drain/Waste/Vent Pipe:	☐ Copper	☐ Cast iron	☐ Galvanized	☑ PVC ☐ Al	BS		
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	<b>Cross connection:</b>	Yes No		
Traps Proper P-Type:	□ N/A	✓ Yes	□ No	☐ P-traps recomn	nended		
<b>Functional Drainage:</b>	Adequate	□ Poor	□ Recommend	plumber evaluate			
Interior Fuel Storage	<b>System:</b> ✓ Yes	□ No	Leaking:  Yes	s ☑ No			
Gas Line:	☐ Copper	☐ Brass	☑ Black iron	☐ Stainless steel	☐ CSST ☐ Not visible		
Condition:	✓ Satisfactory	☐ Marginal	□ Poor				
MAIN FUEL SHUT-O	OFF LOCATION	In the baseme	ent 🗆 N/A				
WATER HEATER #1	□ N/A	Condition:	☐ Satisfactory	✓ Marginal	□ Poor		
Brand name:	Bradford White						
Type:	✓ Gas	☐ Electric	□ Oil	☐ Other			
Capacity:	50 gallons		Approximate age	e: 1991 year(s)			
Combustion Air Venting	Present: Ves	□ No □ N/A	Seismic restraint	s needed: $\square$ Yes	☑ No □ N/A		
Relief Valve:	✓ Yes □ No	Extension prop	oer: 🗹 Yes 🔲	No $\square$ <i>Missing</i>	☐ Recommend repair		
Vent Pipe:	□ N/A ☑ Sa	tisfactory   Pitch pr	roper $\square$ Improper	r □ Rusted	☐ Recommend repair		
GENERAL COMMENTS							

**Plumbing:** The water heater is in marginal condition just on age alone.



HEATING SYSTEM ·	UNIT #1 Loc	cation: In the baseme	ent	(Se	ee remarks page)	
<b>Brand Name:</b>	Bryant		Approximate age	: 1991 year(s)	☐ Unknown	
Energy Source:	<b></b> Gas	□ LP	□ Oil	☐ Electric	☐ Solid Fuel	
Warm Air System:	☐ Belt drive	☐ Direct drive	☐ Gravity	✓ Central system	☐ Floor/Wall unit	
Heat Exchanger:	✓ N/A (sealed)	☐ Visual w/mirror	☐ Flame distortion	□ Rusted	☐ Carbon/soot buildup	
Controls:	Disconnect: 🗹	Yes 🗆 No 💆 No	rmal operating an	d safety controls o	bserved	
Distribution:	✓ Metal duct	☐ Insul. flex duct	☐ Cold air returns	☐ Duct board	☐ Asbestos-like wrap	
Filter:	✓ Standard	☐ Electrostatic	☐ Satisfactory	☐ Needs cleaning.	/replacement ☐ Missing	
When Turned On By Thermostat: ☑ Fired ☐ Did not fire Proper Operation: ☑ Yes ☐ No ☐ Not tested						
☐ Recommend technic	ian examine	System Condition:	✓ Satisfactory	☐ Marginal	□ Poor	
GENERAL COMMEN	NTS					

Heating System: Furnace was in normal working order at the time of the inspection.

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MAIN PANEL Loc	ation: Basement	Condition:	Satisfactory	☐ Marginal	□ Poor
<b>Adequate Clearance To Panel: ✓</b> Yes		☐ No Ampera	age: 200 Volts 120/240		✓ Breakers ☐ Fuses
<b>Appears Grounded:</b>	✓ Yes □ No	☐ Not visible			
<b>MAIN WIRE:</b>	Copper	☐ Aluminum	☐ Copper clad alu	minum	☐ Not visible
	the main breaker	☐ Double tapping	of the main	wire	
<b>Condition:</b>	Satisfactory	□ Poor	☐ Federal Pacific 1	Panel Stab L	ok® (See remarks page)*
<b>BRANCH WIRE:</b>	Copper	☐ Aluminum*	☐ Copper clad alu	minum	☐ Not visible
<b>Condition:</b>	✓ Satisfactory	□ Poor	☐ Recommend electrician evaluate/repair*		luate/repair*
	☐ Romex	☐ BX cable	Conduit		☐ Knob & tube**

### GENERAL COMMENTS

**Electric:** Panel size appeared to be compatible to service size. Branch breaker distribution appeared normal. No signs of overheating were evident at the time of the inspection.



### ITEMS NOT OPERATING

INFO

**Grounds:** Walkway had some cracking in the front of the home, but is usable. Recommend sealing gap between walkway and front stoop. Recommend sealing gap between driveway and home. There was a small crack in the foundation on the east side of home recommend sealing with epoxy. The door on the back deck was not sealed completely on the east side of the dummy door, repair or replace.

Roof: The middle peak on the east side of the home was missing some flashing that leads to the gutter line, repair or replace.

**Exterior:** The chimney cap was bent, repair or replace. The chicken wire around the rain cap needs to be repaired. Recommend extending downspouts on the front porch, south side, west, and southwest side of the home. There was no gutter or downspouts installed on the screened in porch, recommend installing. There was a bee's nest in the south vent and the upper north corner of the garage. Recommend installing a window well cover on the west side of home. The downspout elbow on the upper west side of the roof was no longer attached.

**AC:** The AC unit was not run due to the exterior temperature.

**Kitchen:** The outlet cover on the east side of the stove is cracked, repair or replace. The east pantry door was not installed during inspection. Some of the cabinet hinges need to be tightened.

**Hallway Bath:** The toilet bowl was loose and may need to be reset. The toilet bowl was leaking and the water line and needs to be repaired or replace.

**Master Bath:** The striker plate on the door needs to be adjusted, door does not stay closed. The toilet bowl is loose and may need to be reset. The showerhead is leaking and needs to be tightened. The left sink is missing a drain stop and the faucet is leaking.

**Family Room:** Some of the upper counter balances need to be tightened.

**Dinning Room:** The light switch needs to be changed to a three-way switch, circuit trips when operating.

**Living Room:** Some of the upper counter balances were loose and need to be tightened.

Office: The south windows weather-stripping was no longer mounted on the underside of the window.

**Southeast Bedroom:** Some of the upper counter balances were loose and need to be tightened. The striker plate in the door jam needs to be adjusted. The closet light was not functioning during the time of inspection.

West Bedroom: Some of the upper counter balances were loose and need to be tightened.

**Northeast Bedroom:** The hinges on the door need to be adjusted or replaced, the door does not stay open. The striker plate in the door jam needs to be adjusted. Missing the window screen on the south window. The window seal on the north window is broken, repair or replace

Master Bedroom: Some of the upper counter balances were loose and need to be tightened.

**Interior:** Recommend installing on the second floor and in the basement by the furnace. Some of the windows upper counter balances were loose and need to be tightened in many rooms in the house. The damper on the fireplace would not close during the time of inspection. Recommend installing and extension on the gas valve on the fireplace. The attic was missing some backer board on the north side, repair or replace. The railing leading upstairs are loose and should be tightened. The

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front screen door hinges are loose repair or replace. The weather stripping on the screened in porch door was no longer in place (on the bottom east side).

**Basement:** The railing leading downstairs is loose and needs to be secured to the wall. The door leading down to the basement was missing caulk around the door jams. The sump pump in the basement should be replaced in the near future. Many of the cover plates were missing on the outlets and need to be installed.

#### **MAJOR CONCERNS**

*Item(s)* that have failed or have potential of failing soon.



### **POTENTIAL SAFETY HAZARDS**

INFO

**Grounds:** Railings and balusters loose around the AC SAFETY CONCERN.

**Electric Safety Issue:** The GFCI in the front was not tripping and there was no GFCI outlet installed on the back deck.

Kitchen: The outlet on the island and on the north side of the doors leading to the patio has open grounds Safety Issue:

**Interior:** There was no CO detector in the home **Safety Issue:** 

Basement: The fire escape window is not opening correctly; recommend sanding down drywall Safety Issue:

### **DEFERRED COST ITEMS**

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years.</u>



\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.



GFCI will not trip in the front of home.



Seal step and front walk crack.



Negative grade on north, south, and west.



Fill crack in foundation on the east side of home.



Extend all downspouts.



Bees nest in vent on the south side.



Missing window well cover west.



GFCI outlet needed on the back deck.



Railings and balusters loose around AC.



Gap in sliding door on back deck.



Missing gutters and downspouts on back porch. Missing extension elbow on upper west side of home.





Chimney cap is bent.



Wire loose around rain cap on chimney.



Missing flashing on middle peak of roof.



Pantry door not installed in kitchen.



Weather-stripping not attached on sliding door Damper not closing on fireplace flue. on back porch.





Extend gas valve for fireplace.



Loose weather-stripping on office window.



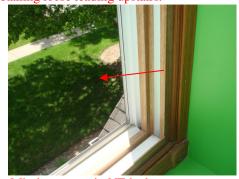
Loose hinge on front screen door.



Railing loose leading upstairs.



2<sup>nd</sup> floor toilets loose and hallway toilet is leaking.



Missing screen in NE bedroom.



Seal broken on NE bedroom window.



Missing backer board on the north side of attic.



Loose railing leading into basement.



Missing caulk around basement door jam.



Outlet covers missing in basement.



Fire window not functioning in basement.