



David G. Miller & Associates

Home Inspector #450.0000153
Radon Measurement #RNI96054
Lead Paint Inspector #L-011855

2375 Mound Road, Jacksonville, IL 62650
Phone 217-473-6783 Fax 217-245-9818 E-mail David@dgmillers.com

INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY.

Client Name: Boris & Lia XXXXXXXXXXXX **Report Number:** 20070047

Address of Subject Property: XXXX Meadow Dr, Springfield, IL XXXXX

Date of Inspection: Tuesday, February 20, 2007 **Time:** 1:00 pm

Service(s) Requested:

Whole House Inspection \$ 295.00
Total Amount \$ 295.00

1. Client requests a limited visual inspection of the residential structure identified at the above address by David G. Miller, Lic. #050000153 of *David G. Miller & Associates*, hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approval necessary have been secured for Company's entrance onto the property. *The Client agrees to pay the Company, for services rendered, the full amount as listed above, or, the adjusted amount due to changes in requested service(s) at a later date, at the time and place of the rendered service (s), unless otherwise agreed to by both the Client and Company, and, further agrees to pay to the Company a \$25.00 Late Fee if the full amount is not paid within forty-five (45) days of the date that service(s) were rendered.*

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report. The Company will provide, at their discretion, a copy of the inspection report to the Client's real estate agent, if applicable, unless otherwise instructed by the Client in writing prior to the Inspection.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to

provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The inspection will be performed in a manner consistent with the Illinois Home Inspector Licensing Act "Standards of Practice" and the "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors, Inc. (ASHI). A copy of these Standards will be provided to the Client upon request.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other things, or those areas/items which have been excluded by the Illinois Home Inspector Licensing Act "Standards of Practice" and the "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors, Inc. (ASHI) and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling.

Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those included in residential structure inspection:

- | | | |
|--------------------------------|----------------------------|--|
| - Structural System/foundation | - Exterior | - Roof System |
| - Plumbing System | - Electrical System | - Heating & Cooling Systems |
| - Interior | - Insulation & Ventilation | - Fireplace & Solid Burning Appliances |

The following areas/items, systems and components are among those NOT included in the inspection.

- Code or zoning violations - Systems or component installation - Permit research - Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing - Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus - Latent or concealed defects - Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards - Private water or sewage systems - Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components - Repair cost estimates - Building value appraisal - Radio controlled devices - Automatic gates - Elevators, lifts, dumbwaiters - Thermostatic or time clock controls - Water softener or purifiers - Radiant heat systems - Furnace heat exchanger - Solar heating systems - Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. - Odors or noise - Seismic safety - Freestanding appliances - Security or fire safety systems - Personal property - Any adverse condition that may affect the desirability of the property - Proximity to railroad tracks or airplane routes - Boundaries, easements or rights of way - Unique/technically complex systems or components - System or component life expectancy - Adequacy or efficiency of any system or component - Items specifically noted as excluded in the inspection report

6. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the assurance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

8. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to reinspect the claimed discrepancy to the extent allowed by law. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against Company.

9. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc.

The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

10. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in Paragraph 4 and Paragraph 5 and production of a written inspection report, that because of the limited nature of this inspection the inspection cannot be expected to uncover all defects or deficiencies within the structure and that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of company (including its officers, agents and employees) shall be fixed at the sum total of the amount of the fee paid by the Client for the inspection and report and this liability shall be exclusive.

Client's initials _____


11. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this agree will form a part of the inspection report and acceptance of the inspection report by Client shall and payment therefore will constitute acceptance of the terms and conditions of this Agreement.

12. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between parties.

13. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and ensure to the parties hereto and their spouses, heirs,executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated: _____ **Signature of Client:** _____
(One signature binds all)

For the Company:  **Dated:** 02/27/2007
Home Inspector, Illinois Lic. #450.0000153(License expires 11/30/08)

Note: The Illinois Home Inspector Licensing Act/Rule requires the Home Inspector and Client to enter into a written agreement before the Inspection. To avoid delays in releasing or possibly invalidating the Report, please be sure to "initial" item #10, and, date and sign this agreement.

Please fax the Inspection Agreement back to our office or return with payment for the Inspection. Thank you.

Please retain a copy for your files.



David G. Miller & Associates

Home Inspector #450.0000153
Radon Measurement #RNI96054
Lead Inspector #L-011855

2375 Mound Road, Jacksonville, IL 62650 Phone 217-473-6783 Fax 271-245-9818
Web Page: <http://www.dgmilller.com>

02/20/2007

Client: Boris & Lia Petracavici

Subject Property: 543 Meadow Dr
Macomb, IL 61455

Dear Boris & Lia,

At your request, a visual inspection of the above referenced property was conducted on Tuesday, February 20, 2007. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Inspection Agreement.

REPORT SUMMARY

General:

Overall, the home appears to have been constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and appears to have had average maintenance over the years.

Significantly Deficient or Not Inspected:

In accordance with the Standards of Practice of the State of Illinois Home Inspector Licensing Act/Rule and the American Society of Home Inspectors, Inc., and in the inspectors professional opinion, the following system or component appears significantly deficient (not functional or unsafe) or were not inspected and require further evaluation and/or repairs:

EXTERIOR - FOUNDATION - BASEMENT

EXTERIOR WALLS:

Deficiency: The finish is peeling off various areas of the aluminum siding on the east side of the house/garage. This appears to be a manufacture finish failure. Recommend further evaluation by a qualified manufacturers technician and repair or replace as needed.

CRAWL SPACE:

Sump Pump and Pit are present. Sump pump was operational and **appears serviceable.**

Deficiency: The sump pump discharges into a sanitary sewer pipe. In many areas, local codes or covenants do not allow this type installation and may impose fines or penalties if found. We recommend further evaluation by a licensed plumber and re-pipe as needed.

HEATING - AIR CONDITIONING

AIR CONDITIONING:

Not Inspected: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioner system cannot be checked without possibly damaging the compressor. We recommend further evaluation as weather permits, or, that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather permits, or, purchase of a "Home Buyer Warranty" policy.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

MAIN PANEL:

Deficiency: A 220 volt wire, lower left corner of panel, enters the panel without proper "strain relief" (ie; wire clamps or protective plastic grommets). This is to secure the wire into the panel and to protect the wire from possible sharp metal edges of panel openings. I recommend that a licensed electrician make a full system evaluation and corrections as needed.

CONDUCTORS (WIRING):

BRANCH CIRCUIT CONDUCTORS (WIRING):

Deficiency: Exposed wire ends were observed on the wall partition between the garage door that is not within a protective junction box. This is a safety concern. I recommend that a licensed electrician make a full system evaluation and corrections as needed.

SWITCHES & RECEPTACLES:

Deficiency: The GFCI (Ground Fault Circuit Interrupter) receptacle did not "trip" completely when checked with a Receptacle Circuit Tester. This typically indicates the GFCI circuitry is not functional or the receptacle is incorrectly wired. This is a safety concern. Location: 2nd floor Hall bath.

Near End of Service Life:

In accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. and in the inspectors professional opinion, the following appear to be near the end of their service life. It is recommended that there be further evaluation and budgeting for possible repairs or replacement in the near future:

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

General condition appears serviceable with typical signs of weathering/curling, cracking, and minor granule loss which is due to age. Regular maintenance and inspections are advised.

Roof appears to be near the end of its useful life. Recommend consulting with a licensed roofer for further evaluation and cost estimates for replacement in the near future (less the 5 years).

Upgrade/Maintenance:

In the inspectors professional opinion, upgrading the following items to a more current standard or to perform recommended maintenance, will improve the homes performance, safety, and/or comfort. These are not items which affect the habitability of the house, but are suggested improvements or maintenance you may wish to budget for in the future.

EXTERIOR - FOUNDATION - BASEMENT

EXTERIOR WALLS:

The brick veneer's "moisture drainage system" was not visible and may be below grade or concealed by landscaping materials or shrubbery. Typically weeps, open head joints or rope wicks through the brick, are installed in the bottom course(s) of brick to allow any moisture behind the brick to drain out. Without weeps, moisture may become trapped behind the brick veneer which may lead to leakage, moisture decay in wood, or fungi growth. Recommend to monitor and repair as needed.

Maintenance caulking is recommended around various doors and windows. This is to prevent moisture from getting behind the brick veneer or siding. Moisture trapped behind the brick veneer on siding may lead to moisture decay in wood, or fungi growth. Recommend to monitor and repair as needed.

CRAWL SPACE:

Crawlspace insulation installed: No crawlspace insulation is installed. Modern standards suggest insulating the box sill (band joist) area to a R-19 value and along the foundation wall to a R-8 value, using foam or fiberglass insulation for improved energy savings.

Crawlspace ventilation: Crawlspace ventilation is not present. Modern standards suggest most crawlspaces be ventilated, especially in warmer months, to reduce moisture and the potential for fungus growth. Recommend further evaluation by a qualified foundation or water-proofing contractor and add ventilation as needed for improved moisture control.

COLUMNS/SUPPORTS:

Type: Steel Posts.

The steel posts do not appear secured to the wood beam or concrete footing. Often the builder forgets to "bolt" support posts in place or feels the weight of the house will keep them in position. The steel posts should be secured per the manufactures recommendations for structural and safety reasons. A minor earthquake could allow the posts to fall out of position allowing the beam to collapse. Recommend further evaluation by a qualified carpenter or foundation contractor and secure as needed.

Various steel intermediate support posts are installed and sit on a wooden base. Intermediate support posts and beams are often installed by home owners to reduce deflection (bounce) in the floor system. Wood base's often decay due to moisture. A concrete support base is the recommended method to support any type steel post.

ROOF SYSTEM

ATTIC VENTILATION:

Ventilation provided: A few roof vents and Gable-end ventilation.

Modern standards recommend fully ventilated attic spaces to control moisture (to reduce the potential for mold/mildew growth and extend roofing material life) and temperature (reduced cooling costs and extend roofing material life). The ventilation present appears inadequate by modern standards due to the age of the house. Roof and soffit ventilation together provide the best results. Recommend consulting with a licensed roofing contractor at such time as the roofing material is replaces for further evaluation and cost estimates for installing improved attic ventilation.

ELECTRICAL SYSTEM

SWITCHES & RECEPTACLES:

GFCI protected receptacles (either GFCI receptacles or GFCI circuit breaker protected) were observed at the following locations: Bathrooms.

Ground Fault Circuit Interrupter (GFCI) receptacles or circuit breakers provide a high level of safety in damp or wet locations. A tiny imbalance in the power and neutral lines, due to potential current leakage, will instantly cause the GFCI receptacle or circuit breaker to "trip" to prevent electrocution. They are recommended for installation at ALL exterior, garage, bathrooms (including whirlpool tub), un-finished basement, and kitchen outlets for improved personal safety. Recommend consulting with a licensed electrician about installation of these protective electrical

devices for improved safety.

INTERIOR

SMOKE / FIRE / CO DETECTOR:

We suggest additional smoke detectors or more current model smoke detectors be installed in appropriate locations. Modern standards recommend smoke detectors be placed on each level of the home and within each bedroom. Contact local fire authorities for up-to-date information on types of detectors, locations to install, and other fire safety information.

As of January 2007, Illinois life and safety statutes require "Carbon Monoxide" Detector(s) to be installed in all residential units within 15 feet of all bedrooms or sleeping areas. Contact local fire authorities for up-to-date information on types of detectors, locations to install, and other fire safety information.

GROUNDS

GRADING:

Evidence of poor drainage was observed along the west side of the house. A drainage ditch or drainage tile may need to be installed to drain water away and reduce potential for crawlspace seepage.

In the corner of the attached storage shed (left of door) poor drainage was also observed. Adding soil to this area will reduce the potential for water to stand which could possibly cause seepage into the basement area. Recommend to pitch slope of soils away from foundation to reduce potential foundation seepage. Slope should fall away from the foundation at a minimum of 1/4 to 1/2 inch per foot and extend at least 5-10 feet away from the foundation.

Keep soil below siding to reduce the potential for insect/termite entry into the house. Grade should preferably be 6 inches below the siding.

Note: Recommend to regularly monitor the driveway drain to prevent clogging with leaf/lawn debris. If the drain were to be come clogged, it may allow water to flood into the garage.

Important Note -- Please read: The Summary Report is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Inspection Agreement, must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of the inspection.

Thank you for this opportunity to serve you. If you have any questions regarding the inspection report or the home, please do not hesitate to call us.

Sincerely,

DAVID G. MILLER & ASSOCIATES



David G. Miller

Illinois Licensed Home Inspector #050000153 (License expires 11/30/08)

Illinois Licensed Radon Measurement Professional #RNI96054

enclosure



David G. Miller & Associates

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Radon Measurement #RNI96054
Lead Paint Inspector #L-011855*

*2375 Mound Road, Jacksonville, IL 62650
Phone 217-473-6783 Fax 217-245-9818
Web page: <http://www.dgmiller.com>*

Residential Whole House Inspection Report

This is our report of a visual inspection of the readily accessible areas of this residence, in accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this report which you do not fully understand.

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Thank you for this opportunity to serve you !!!

David G. Miller

INSPECTION CONDITIONS

Whole House Home Inspection



Subject Property

CLIENT & SITE INFORMATION:

FILE #: 20070047.
DATE OF INSPECTION: Tuesday, February 20, 2007.
TIME OF INSPECTION: 1:00 pm.
CLIENT(S) NAME: Boris & Lia XXXXXXXXXXXX.
MAILING ADDRESS: XXXX W. Orchard Dr.
CLIENT CITY/ STATE/ZIP: XXXXXX, IL XXXXXX.
CLIENT PHONE #: XXX-XXX-XXXX.
CLIENT FAX # OR EMAIL : XXXXXXXXXXXX@yahoo.com.
INSPECTION SITE: XXXX Meadow Dr.
INSPECTION SITE CITY/STATE/ ZIP: Springfield, IL XXXXX.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Frozen, Partially Snow covered.
APPROXIMATE OUTSIDE TEMPERATURE: 45 degrees F.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Southeast.
ESTIMATED AGE OF HOUSE: 30 years of age.
BUILDING TYPE: Single family residence.
STORIES: Single story residence.
SPACE BELOW GRADE: Basement, Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public -- The inspectors opinion is based on the dwelling being located within a city or town with a public water system, and, the lack of visual evidence to indicate anything to the contrary. It is recommended that verification be obtained through public records and/or the real estate listing sheet.

SEWAGE DISPOSAL: Public -- The inspectors opinion is based on the dwelling being located within a city or town with a public sewage disposal system, and, the lack of visual evidence to indicate anything to the contrary. It is recommended that verification be obtained through public records and/or the real estate listing sheet.

UTILITIES STATUS: All utilities "ON".

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes; 1:00 pm.
PEOPLE PRESENT: Homeowner.
COMMENTS: Email the report to the Client and to the Client's realtor.

PAYMENT INFORMATION:

TOTAL FEE: Whole House Inspection \$ 295.00
Total Amount **\$ 295.00.**
PAID BY: PAID IN FULL
 Check #0519 -- 2/20/07.

REPORT LIMITATIONS AND DEFINITIONS**LIMITATIONS:**

This Home Inspection is being conducted in a manner consistent with the Illinois Home Inspector Licensing Act's "Standards of Practice" and the American Society of Home Inspectors (ASHI) "Standards of Practice" and "Code

of Ethics" (copies of either available upon request), and, is for the purpose of identifying systems or components which, in the opinion of the inspector, are significantly deficient or are near the end of their service lives. Although minor problems may be mentioned, this report does not attempt to list them all. (See Inspection Agreement)

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. (See Inspection Agreement)

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde; radon (unless requested); asbestos; lead based paint (unless requested); toxic or flammable materials and/ or other environmental hazards; pest infestation; playground equipment; efficiency measurements of insulation and/or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. (See Inspection Agreement)

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. (See Inspection Agreement)

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. (See Inspection Agreement)

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. The Client agrees that the limit of the inspectors liability is the sum of all fee's charged. (See Inspection Agreement)

DEFINITIONS:

For the purpose of this inspection the following terms will be used to describe, in the inspectors opinion, the general condition of the noted item(s) or system:

- 1) **Appears Serviceable** -- Functional or operational, performing in an expected manner; carrying out the design purpose or intended operation of a system or component of a system.
- 2) **Not Inspected** -- A system or component of a system which, in the opinion of the inspector, is not readily accessible or not within the scope of the inspection (see Inspection Agreement). A description of the reason why the inspector deemed the system or component of a system was not inspected will follow this statement. It is recommended that any system or component of a system not inspected to have further evaluation by a qualified or licensed technician prior to purchase.

3) **Deficiency** -- A system or component of a system which, in the opinion of the inspector, is significantly deficient and not functional or operational, performing in an expected manner, carrying out the design purpose or intended operation of a system or component of a system, and/or, in the opinion of the inspector is a personal or health safety concern or hazard. A description of the reason why the inspector deemed the system or component of a system was significantly deficient will follow this statement. It is recommended that any system or component of a system deemed deficient to have further evaluation by a qualified or licensed technician prior to purchase.

4) **Near End Of Service Life** -- A system or component of a system which "appears serviceable" at the time of the inspection, however, in the inspectors opinion, may be near the end of its useful or serviceable life due to age or lack of proper maintenance. A description of the reason why the inspector deemed the system or component of a system was near the end of its service life will follow this statement. It is recommended that any system or component of a system deemed to be near the end of service life to have further evaluation by a qualified or licensed technician prior to purchase.

Note: In the opinion of the inspector and at his discretion, a system or component of a system which is in need of normal maintenance, or, its improvement or upgrading will improve the system or components serviceability, operation, efficiency, and/or expected life may be described within the report

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be inspected and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer or certified foundation contractor. All exterior grades should allow for surface and roof water to flow away from the foundation to prevent the potential for foundation seepage. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

MATERIAL: Wood Frame Construction.

CONDITION: Aluminum siding; Brick, Veneer (front)
Deficiency: The finish is peeling off various areas of the aluminum siding on the east side of the house/garage. This appears to be a manufacture finish failure. Recommend further evaluation by a qualified manufacturers technician and repair or replace as needed.

Brick veneer: Appears serviceable.

The brick veneer's "moisture drainage system" was not visible and may be below grade or concealed by landscaping materials or shrubbery. Typically weeps, open head joints or rope wicks through the brick, are installed in the bottom course(s) of brick to allow any moisture behind the brick to drain out. Without weeps, moisture may become trapped behind the brick veneer which may lead to leakage, moisture decay in wood, or fungi growth. Recommend to monitor and repair as needed.



Finish peeling off aluminum siding.

Maintenance caulking is recommended around various doors and windows.
This is to prevent moisture from getting behind the brick veneer or siding.
Moisture trapped behind the brick veneer on siding may lead to moisture decay
in wood, or fungi growth. Recommend to monitor and repair as needed.

EXTERIOR TRIM:

MATERIAL: Wood, Metal.

CONDITION: Appears serviceable.

Various areas of wood trim paint/finish appears deteriorated due to lack of maintenance. Suggest maintenance type repairs as needed to protect this material.

CHIMNEY:

MATERIAL: Brick.

CONDITION: Appears serviceable.

A chimney cap with pest screen and/or spark arrester is present.

Maintaining a clean fireplace flue is an important maintenance item for safety reasons. Flue fires can be very hazardous and pose a significant fire threat. Recommend an annual inspection and cleaning of fireplace flue by a certified chimney sweep.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is mostly "finished" and visual observations were limited due to either Owners furnishings/storage and/or finished walls/ceilings.

Crawl space is fully accessible and observations of conditions were viewed from within.

Crawlspace access located: Garage.

**FOUNDATION
WALL -- TYPE
AND CONDITION:**

Poured concrete.

Appears serviceable.

Some areas of the foundation are enclosed in the finished areas and not fully visible for inspection.

BEAMS: Type: Wood.

Appears serviceable.

Some beams are enclosed in the finished areas and not fully visible for inspection.

FLOOR JOISTS: Solid wooden floor joist; Subflooring is plywood.

Appears serviceable.

Various areas of the floor structural system are enclosed in finished ceilings and not fully visible for inspection.

**COLUMNS/
SUPPORTS:**

Type: Steel Posts.
Appears serviceable.

Note: The steel posts do not appear secured to the wood beam or concrete footing. Often the builder forgets to "bolt" support posts in place or feels the weight of the house will keep them in position. The steel posts should be secured per the manufactures recommendations for structural and safety reasons. A minor earthquake could allow the posts to fall out of position allowing the beam to collapse. Recommend further evaluation by a qualified carpenter or foundation contractor and secure as needed.



Intermediate post sits on wood base.

Note: Various steel intermediate support posts are installed and sit on a wooden base. Intermediate support posts and beams are often installed by home owners to reduce deflection (bounce) in the floor system. Wood base's often decay due to moisture. A concrete support base is the recommended method to support any type steel post.

CRAWL SPACE:



Sump Pump views (L) -- No insulation (R)

Crawlspace floor is primarily: Concrete, Dirt.

Dampness: No dampness observed. Crawlspace is dry at present time.

Moisture stains noted in various areas indicate past or present seepage or flooding in the crawlspace. Recommend to monitor in the future for seepage

and repair if needed (see also Guttering and Exterior Grade).

Sump Pump and Pit are present. Sump pump was operational and **appears serviceable.**

Deficiency: The sump pump discharges into a sanitary sewer pipe. In many areas, local codes or covenants do not allow this type installation and may impose fines or penalties if found. We recommend further evaluation by a licensed plumber and re-pipe as needed.

A vapor barrier is presently installed over the the dirt crawlspace floor for improved moisture control.

Crawlspace insulation installed: No crawlspace insulation is installed. Modern standards suggest insulating the box sill (band joist) area to a R-19 value and along the foundation wall to a R-8 value, using foam or fiberglass insulation for improved energy savings.

Crawlspace ventilation: Crawlspace ventilation is not present. Modern standards suggest most crawlspaces be ventilated, especially in warmer months, to reduce moisture and the potential for fungus growth. Recommend further evaluation by a qualified foundation or water-proofing contractor and add ventilation as needed for improved moisture control.

BASEMENT FLOOR AND DRAINAGE:

Basement floor: Concrete.

Appears serviceable

Dampness: No dampness observed. Basement is dry at present time.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roof and attic structure, attic ventilation, attic insulation, and roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer (see also Inspection Agreement). The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and it is advisable to perform regular inspections and maintenance to prevent leakage.

Determining whether or not the attic ventilation and/or attic insulation is adequate for the area is beyond the scope of the inspection (see Inspection Agreement). Further evaluation may be warranted by a certified weatherization specialist or by having an energy audit by the local utility company.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic access type: Scuttle hole or other framed opening.
 Attic access located: Closet, SE Bedroom: Entry Hall Closet.
 Attic was fully accessible and observations were made from within.

ROOF / ATTIC STRUCTURE AND CONDITION:

Roof Structure: The roof structure is of the east attic is of conventional wood rafter framing and the west attic structure is an engineered wood truss system with both roof areas having plywood roof sheathing.
Appears serviceable and structurally sound.

Dampness: No dampness observed. Attic appears to be dry at present time.

**VENTILATION
AND CONDITION:**

Ventilation provided: Roof vents, Gable-end ventilation.
Appears serviceable.

Modern standards recommend fully ventilated attic spaces to control moisture (to reduce the potential for mold/mildew growth and extend roofing material life) and temperature (reduced cooling costs and extend roofing material life). The ventilation present appears inadequate by modern standards due to the age of the house. Roof and soffit ventilation together provide the best results.
Recommend consulting with a licensed roofing contractor at such time as the roofing material is replaced for further evaluation and cost estimates for installing improved attic ventilation..

**INSULATION
TYPE AND
CONDITION:**



East attic view (L) -- West attic (R)

Type: Fiberglass batts with Cellulose insulation blown over-top.
Insulation is installed between roof trusses or attic floor joists next to ceiling.
Appears serviceable.

**DEPTH AND R-
FACTOR:**

Fiberglass Batts (6" +/-) with 3-4 inches cellulose insulation blown over top.
Total Estimated: R-30 +/-.
Appears serviceable.

ROOF:

STYLE:

Gable.

TYPE:

25 year Asphalt composition 3-1 shingles.

ROOF ACCESS:



Roof views.

Walked on roof.

Some areas of the roof were partially obstructed by snow cover and could not be fully inspected.

**ESTIMATED AGE:
ROOF COVERING
STATUS:**

30 years of age.



Signs of aging roofing materials.

General condition appears serviceable with typical signs of weathering/curling, cracking, and minor granule loss which is due to age. Regular maintenance and inspections are advised.

Roof appears to be near the end of its useful life. Recommend consulting with a licensed roofer for further evaluation and cost estimates for replacement

in the near future (less the 5 years).

EXPOSED FLASHINGS:

**TYPE AND
CONDITION:** Metal, Rubber.
Appears serviceable.

GUTTERS & DOWNSPOUTS:

**TYPE &
CONDITION:** Gutter type: Galvanized Metal.
Complete gutter/downspout system installed.
Appears serviceable.

Various down spouts empty into underground drainage tile. These tile are not accessible to inspect. Recommend to monitor and repair if needed.

Modern standards recommend to extend downspouts away from the building 3-5 feet to reduce potential foundation seepage.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection (see Inspection Agreement). Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water temperatures in excess of 120 Degrees F. can be a child safety concern. Periodic monitoring of the hot water temperature is recommended for safety reasons. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN WATER LINE:

MATERIAL: Copper, 3/4" service.
CONDITION: Main water shut-off valve located: the southeast corner of the crawlspace.
Appears serviceable.

In the Macomb area, due to acidic water, copper service pipe may corrode with age and eventually leak. The Homeowner is responsible for their water service pipe from the house to the street. It is not within the scope of the Inspection to evaluate buried copper water piping (see Inspection Agreement). One should monitor their water usage to determine if significant leakage has occurred.



Main water shut-off valve

WATER SUPPLY PIPING:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

WASTE DRAINAGE PIPING:**MATERIAL:** Plastic, Cast Iron.**CONDITION:** Appears serviceable.**HOSE FAUCETS:****OPERATION:** "Frost proof" type hose faucets appear to be installed. This type faucet does not require winterization.Sample operated. Appears serviceable.Do not leave a hose attached to the hose faucet during winter months as this may cause the hose faucet or supply piping to freeze and possibly rupture.**WATER HEATER:****TYPE:** Fuel Type: Natural Gas.Brand: Unknown.

Water Heater

SIZE: 40 Gallons.**LOCATION:** Basement.**ESTIMATED AGE:** 30 Years.

A "thermal blanket" is installed on the water heater to reduce heat loss. The water heater's data plate was concealed and the age of the tank was not verifiable. Recommend further evaluation at such time as the thermal blanket is removed.

CONDITION: Appears serviceable.**FUEL SYSTEM:****METER/TANK****LOCATION-****CONDITION:**

Natural Gas "meter" is located on the exterior, East side of the house.

Appears serviceable.**Radon Mitigation System:**

A Radon Mitigation System, to control radon levels within the home, is not installed at present time. A test performed by a licensed Radon Measurement Professional is required to determine the radon levels in the home during a real estate transaction. This is beyond the scope of the Home Inspection (see Inspection Agreement) unless specifically requested. Radon gas is a health concern and known to cause lung cancer. It is the #1 cause of lung cancer among non-smokers. It is strongly recommended that a radon test be conducted to determine the radon levels within the home.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights or operate gas valves. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in heating systems over the years, and, determining the presence of asbestos containing materials can ONLY be performed by laboratory testing which is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. See also Inspection Agreement.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement.
SYSTEM TYPE: Forced Air Furnace.
 Unit Manufacturer: Carrier.



Furnace w/ cover removed.

FUEL TYPE AND NOTES: Natural Gas.
 The furnace fuel shut-off valve is located: Left side of unit.

CAPACITY OF UNIT: 80,000 Input BTU.

APPROXIMATE AGE IN YEARS: 4 Years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

A "Carbon Monoxide Test" was performed. Readings were taken at various floor registers and around the furnace. Carbon Monoxide findings were **0.0 p.p.m.** (parts per million) at all locations. Readings above 10.0 p.p.m. are a health safety concern and may indicate problems with the furnace. Modern standards recommend to always have a Carbon Monoxide Alarm for improved safety.

BURNERS/HEAT EXCHANGERS:

Closed System; Induced Draft.

The heat exchanger portion of a furnace is difficult to access and inspect without disassembly, and is not within the scope of a visual inspection (see Inspection Agreement). If concerned, we suggest that possibly a service contract be placed on the unit and/or a licensed HVAC technician be called to disassemble and verify the condition of the heat exchanger.

**BLOWER FAN:
COMBUSTION AIR:**

Appears Serviceable.

Outside air; Plastic pipe to the exterior of the house draws combustion air for the furnace.

Appears serviceable.

VENTING:

Vent/Flue Type: Plastic pipe flue; horizontal installation.

Appears serviceable.

AIR PLENUM:

Metal plenum.

Appears serviceable.

AIR FILTERS:

Air filter type: Disposable filter.

Appears serviceable.

A dirty filter reduces the systems efficiency. Suggest cleaning/changing filters regularly as per the filter manufacturer's recommendations.

**NORMAL CONTROLS:
GENERAL SUGGESTIONS:**

Appears serviceable.

Suggest cleaning/servicing of the heating system annually by a licensed HVAC technician.

AIR CONDITIONING:**TYPE:**

Central Air Conditioning System, Electric; Typical 2-stage system; Exterior compressor unit with A-coil installed above furnace or separate blower cabinet. Unit Manufacturer: Allegiance.

POWER SOURCE:

220 Volt.

No exterior electrical disconnect is provided. Modern standards recommend an exterior electrical disconnect for improved servicing safety.

COMPRESSOR AGE IN YEARS:

5 years.



SYSTEM**CONDITION:**

Not Inspected: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioner system cannot be checked without possibly damaging the compressor. We recommend further evaluation as weather permits, or, that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather permits, or, purchase of a "Home Buyer Warranty" policy.

DUCTWORK:**TYPE:**

Sheet metal.

DUCTS/AIR**SUPPLY:****Appears serviceable.**

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed on each level of the home and in all bedrooms (consult with local fire safety officials for proper type and location), and, tested regularly.

SERVICE:**TYPE AND****CONDITION:**

The conductors (wires) that bring electricity to the home, typically owned by the utility company, are: Underground (service-lateral conductors), 110/220 Volt.

Appears serviceable.**ELECTRICAL PANELS:****MAIN PANEL****TYPE AND****LOCATION:**

Circuit breakers; Panel's rated amperage -- 100 AMP; Basement.



Main Panel w/ cover removed.

MAIN PANEL**CONDITION:**

General condition **Appears serviceable.**

Over-current circuit protection devices and wire sizing appear correct so far as visible; Grounding system is present (driven rods, metal underground water pipe, or concrete-encased metal rod).

Deficiency: A 220 volt wire, lower left corner of panel, enters the panel without proper "strain relief" (ie; wire clamps or protective plastic grommets). This is to secure the wire into the panel and to protect the wire from possible sharp metal edges of panel openings. I recommend that a licensed electrician make a full

system evaluation and corrections as needed.

CONDUCTORS (WIRING):

SERVICE
ENTRANCE
CONDUCTORS:

Copper.
Appears serviceable.

BRANCH
CIRCUIT
CONDUCTORS
(WIRING):

Copper.

Wire type -- Non-metallic sheathed 2-wire cable w/ equipment ground (commonly called Romex 2-wire w/ ground) and was installed typically from the mid- 1960's to present day. This type conductor is covered with a plastic sheathing.

General condition **Appears serviceable.**

Deficiency: Exposed wire ends were observed on the wall partition between the garage door that is not within a protective junction box. This is a safety concern. I recommend that a licensed electrician make a full system evaluation and corrections as needed.

SWITCHES & RECEPTACLES:

CONDITION:

A representative sampling of switches and receptacles (commonly called "outlets") were observed, operated, or tested with an electrical "circuit tester". As a whole, the switches and receptacles throughout the house **appear serviceable.**

GFCI protected receptacles (either GFCI receptacles or GFCI circuit breaker protected) were observed at the following locations: Bathrooms.

Deficiency: The GFCI (Ground Fault Circuit Interrupter) receptacle did not "trip" completely when checked with a Receptacle Circuit Tester. This typically indicates the GFCI circuitry is not functional or the receptacle is incorrectly wired. This is a safety concern. Location: 2nd floor Hall bath.

Ground Fault Circuit Interrupter (GFCI) receptacles or circuit breakers provide a high level of safety in damp or wet locations. A tiny imbalance in the power and neutral lines, due to potential current leakage, will instantly cause the GFCI receptacle or circuit breaker to "trip" to prevent electrocution. They are recommended for installation at ALL exterior, garage, bathrooms (including whirlpool tub), un-finished basement, and kitchen outlets for improved personal safety. Recommend consulting with a licensed electrician about installation of these protective electrical devices for improved safety.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. See also Inspection Agreement.

DOORS:

MAIN ENTRY DOOR:

Type: Steel insulated door, with metal storm door.
Appears serviceable.

The front "door bell" appears functional.

OTHER EXTERIOR DOORS:

Type(s): Sliding glass patio door; Side or rear service door(s) (wood or steel).
Appears serviceable.

INTERIOR DOORS:

Type(s), includes swinging, bifold, and/or sliding doors: Wood flush hollow-core doors; Louvered (full or partial) doors; Mirrored (wood or metal framed) doors.
Appears serviceable.

WINDOWS:

TYPE & CONDITION:

Some newer vinyl frame and sash and some original wood frame and sash; Insulated glass; Double Hung windows and stationary glass "bay" window in Family Room.

A representative sampling was taken. Windows as a grouping are generally operational and **appear serviceable.**

Some windows are hard to operate or painted closed.

INTERIOR WALLS:

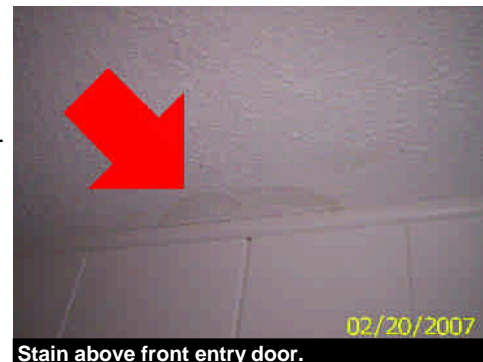
MATERIAL & CONDITION:

Drywall.
General condition **appears serviceable.**

CEILINGS:**TYPE &
CONDITION:**

Drywall.
General condition **appears serviceable.**

Stains noted above the front entry door may indicate past or present leakage from the roof. Determining the source of the moisture stains is beyond the scope of the inspection. Recommend to monitor and repair if needed.

**FLOORS:****TYPE &
CONDITION:**

Various type(s) of floor coverings were observed, but not limited to: Carpet, Vinyl (sheet or tile).
General condition **appears serviceable.**

STAIRS & HANDRAILS:**CONDITION:**

Location: Main Stairs to 2nd floor and basement area.
Appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:**LOCATION -
TYPE -
CONDITION:**

Location #1: Living Room.
Masonry "wood burning" fireplace, with a steel fire-box and masonry brick and/or tile flue/chimney.
Appears serviceable.

Damper is operational; Glass doors appear serviceable.

Recommend annual cleaning and inspection of the fireplace and flue. An improperly maintained or functioning fireplace can be a safety hazard.

SMOKE / FIRE / CO DETECTOR:**COMMENTS:**

Smoke alarm(s) responded to test button operation. Remember to check alarm batteries on a regular basis.

We suggest additional smoke detectors or more current model smoke detectors be installed in appropriate locations. Modern standards recommend smoke detectors be placed on each level of the home and within each bedroom. Contact local fire authorities for up-to-date information on types of detectors, locations to install, and other fire safety information.

As of January 2007, Illinois life and safety statutes require "Carbon Monoxide" Detector(s) to be installed in all residential units within 15 feet of all bedrooms or sleeping areas. Contact local fire authorities for up-to-date information on types of detectors, locations to install, and other fire safety information.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of built-in micro-wave units, stand alone freezers, and refrigerator ice-makers/dispensers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel.

Appears serviceable.

Faucet appears serviceable; Hand sprayer appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION:

Electric; Free-standing Range; Maytag.

Appears serviceable.

VENTILATION:

TYPE AND CONDITION:

Internal Re-circulation: Exhaust fan appears to re-circulate to the interior space.

Fan/Hood operational -- **Appears serviceable.**

REFRIGERATOR:

TYPE AND CONDITION:

Type: Side-by-Side refrigerator.
Frigidaire.

Appears serviceable.

Ice maker present but not inspected.

DISHWASHER:

CONDITION:

Frigidaire.

Appears serviceable

Dishwasher drain line is without an "air gap": An air gap is typically required by dishwasher manufactures in the drain hose running from the dishwasher to the main drain under the sink. Air gaps assist in positive drainage and act to prevent clogging, as well as serving to prevent back siphoning in the event the sink becomes clogged. This line, located under the sink, is usually made of rubber or copper. The easiest way to create an air gap is to raise the drain hose at some point along its route so it passes 6 inches ABOVE the elevation at which it empties into the main drain. Wire or some other means of support can easily be installed to insure the hose stays in place. A licensed plumber can make this repair in a few minutes.

Dishwasher drain line empties into the garbage disposal unit. Modern standards recommend the dishwasher drain line not empty into the garbage disposal because food particles from the dishwasher may clog the disposal unit and cause the sink to over-flow. It is recommended that the dishwasher drain line be connected to the right side sink drain.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable.

OTHER BUILT-INS:

MICROWAVE: Microwave unit viewed, but its operational status was not determined as this is beyond the scope of the inspection.

CABINETRY COMPONENTS:**COUNTERS AND CABINETS:**

Counter-top type: Formica or plastic laminate.
Cabinetry type: Wood cabinetry (solid wood fronts with wood frame and composite material interior).
Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Basement.

CONDITION: Plumbing appears serviceable; 220 Service-operational; Gas service pipe is provided; Dryer venting is provided.

WASHER AND DRYER:**CLOTHES WASHER:**

Clothe Washer are not within the scope of our inspection and was not operated at the time of inspection.

CLOTHES DRYER:

Clothes Dryers are not within the scope of our inspection and was not operated at the time of inspection.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Hall.

CONDITION OF SINK:

Appears serviceable.
Counters/cabinets appear serviceable.

Corrosion noted on the sink drain pipe.
This may eventually allow the pipe to leak. Recommend to monitor and repair as needed.



Corrosion on metal sink drain pipe.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

Drain appears serviceable; Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.

BATH VENTILATION: Type of ventilation: Ceiling or wall exhaust fan. Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Appears serviceable.

Drain appears serviceable; Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

Drain appears serviceable; Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.

BATH VENTILATION: Type of ventilation: Ceiling or wall exhaust fan. Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Basement, Half Bath.

CONDITION OF SINK: Appears serviceable.

Drain appears serviceable; Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

BATH VENTILATION: Type of ventilation: No ventilation noted.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Garage built under main house, Two car.

FLOOR:

CONDITION: Type: Concrete.
Appears serviceable.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Door Type: Wood door with masonite (hard board) panels.
Appears serviceable.

Both automatic door opener(s) is operational and appears serviceable.

The automatic safety reverse feature (infra-red electric eyes) on the east garage door opener appears functional.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Driveway material -- Concrete.
Appears serviceable.

Cracks noted and various areas of minor settlement appear typical of age.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained and appears serviceable.

GRADING:

SITE: Gentle slope.
Grade at foundation appears serviceable.

Evidence of poor drainage was observed along the west side of the house. A drainage ditch or drainage tile may need to be installed to drain water away and reduce potential for crawlspace seepage.



Driveway drain on east side of drive.

In the corner of the attached storage shed (left of door) poor drainage was also observed. Adding soil to this area will reduce the potential for water to stand which could possibly cause seepage into the basement area. Recommend to pitch slope of soils away from foundation to

reduce potential foundation seepage. Slope should fall away from the foundation at a minimum of 1/4 to 1/2 inch per foot and extend at least 5-10 feet away from the foundation.

Keep soil below siding to reduce the potential for insect/termite entry into the house. Grade should preferably be 6 inches below the siding.

Note: Recommend to regularly monitor the driveway drain to prevent clogging with leaf/lawn debris. If the drain were to become clogged, it may allow water to flood into the garage.

DECKS AND PORCHES :

TYPE: Concrete (front); Wood (rear deck)

CONDITION: Appears serviceable.

Minor cracks in concrete appear typical of age.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

OUT BUILDING OR STORAGE:

TYPE: Wood storage building.

Appears serviceable.