HOME INSPECTION REPORT

1234 Main St.
Hoopeston, IL 60942

Buyer Name
10/29/2019 9:00AM

Inspector
Matthew Morgan
ASHI Certified Inspector, ASHI Background Verified Inspector
217-304-6547
morganinspection@gmail.com

Agent
Agent Name
555-555-5555
agent@spectoraro.com
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Thank You for choosing Morgan Home Inspection LLC for your Home Inspection needs!!

The Inspection performed to provide data for this report was visual in nature only, and non invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the Inspection. This Inspection is not a guarantee or warranty of any kind. This is an Inspection for system and component defects and safety hazards with a focus on function, not on current building or municipality codes. The goal of this Inspection Report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Read the Report

Please read your entire Inspection Report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, improvement items, items to monitor and materials used in the construction of this home that should be read to gain an understanding of how to maintain your home. The Summary is designed to organize any defects or important repairs currently needed in the home.

System and Component Ratings:

**Satisfactory (Sa):** Indicates the component is functioning consistent with its original purpose but may show signs of normal wear and tear and deterioration consistent with its age.

**Marginal (Ma):** Indicates that the component will probably require repair or replacement anytime within five (5) years.

**Poor (Po):** Indicates the component will require repair or replacement now or in the very near future.

**Not Present (NP/V):** Indicates that the component was not present or not visible at the time of Inspection.

Summary Ratings:

**Safety Hazards:** Indicates the item, component or system poses a safety concern to the occupants in or around the home.
Major Concerns / Items Not Operating: Indicates the item, component or system in need of immediate attention or was not operating or not operating properly at the time of Inspection.

Recommended Repairs: Indicates the item, component or system while perhaps functioning as intended is in need of repair/service and is showing signs of deterioration or damage. Without repairs, additional deterioration or damage could occur.

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Additional concerns may be discovered by these professionals that is beyond the scope of this Inspection.

Because conditions can change quickly, a final Walk-Through is recommended by you and/or your representative before closing.

This Home Inspection was performed in accordance with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI). An earnest effort was made on your behalf to discover visible defects of the home. The Inspector performed a visual inspection only of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the Inspection. Latent and concealed defects and deficiencies are excluded from Inspection. This Inspection also excludes any destructive testing or the dismantling or moving of any objects or portion of the premises.

Acceptance of this Inspection Report shall constitute agreement with the terms of the Pre-Inspection Agreement, regardless of whether the Agreement is signed. The Agreement is provided to the Client and is located online at www.morganinspection.com.

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Illinois Home Inspector License: 450.011417
Indiana Home Inspector License: HI01900016
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3.2.1 Exterior - Siding: Loose Siding
3.6.1 Exterior - Windows/Screens: Painting Maintenance Needed
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3.13.1 Exterior - Chimney: Rain Cap / Spark Arrestor missing
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5.9.1 Garage - Automatic Opener: No Safety Reverse System
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10.1.1 Interior - Fireplace(s): Damper Missing
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10.2.1 Interior - Stairs / Steps / Balconies: Handrail and / or Balusters Missing
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11.11.1 Basement - Electrical : Exposed Wiring Observed
11.11.2 Basement - Electrical : Cover Plate(s) Missing
14.1.1 Electrical - Main Panel: Missing Breaker Knock Out(s)
15.1.1 Attic - Attic Components: Cover Plate(s) Missing
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<th>Occupancy</th>
<th>Approximate Year Home Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front of Home Faces</td>
<td>Vacant</td>
<td>1912</td>
</tr>
<tr>
<td>South</td>
<td>Type of Building</td>
<td>Foundation Type</td>
</tr>
<tr>
<td>No</td>
<td>Single Family</td>
<td>Basement</td>
</tr>
<tr>
<td>Utilities On</td>
<td>Weather Conditions</td>
<td>Temperature (approximate)</td>
</tr>
<tr>
<td>Water, Gas, Electricity</td>
<td>Sunny</td>
<td>86 Fahrenheit (F)</td>
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<tr>
<td>Inspection Number</td>
<td>2019-9-10-2</td>
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2: GROUNDS

<table>
<thead>
<tr>
<th></th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Service Walks</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
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<td>2.2 Driveway/Parking</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
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<td>2.3 Stoops/Steps</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2.4 Porch</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2.5 Patio</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2.6 Deck / Balcony</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2.7 Deck/Patio/Porch Covers</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>2.8 Landscape Affecting Foundation</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2.9 Hose Bibs</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Sa = Satisfactory
Ma = Marginal
Po = Poor
NP/V = Not Present/Visible

Information

**Service Walks: Material**
Concrete

**Service Walks: Condition**
Typical Cracks

**Driveway/Parking: Material**
Gravel/Dirt

**Porch: Support Pier**
Brick

**Porch: Floor**
Concrete

**Patio: Material**
Concrete

**Patio: Condition**
Typical Cracks

**Deck / Balcony: Material**
Wood

**Landscape Affecting Foundation: Negative Grade**
Satisfactory

**Hose Bibs: Operable**
Yes

**Porch: Underside of Porch**
Unable to determine the underside of the porch due to skirting/proximity to the ground.
Deck / Balcony: Underside of Deck
Unable to determine the underside of the deck due to skirting/proximity to the ground.

Observations

2.3.1 Stoops/Steps

LOOSE RAILING(S)  
SOUTH  
The railing(s) on the Step/Stoop were loose. This is a Safety Concern. Evaluation and Repairs are recommended.

Recommendation
Contact a qualified professional.
### 3: EXTERIOR

<table>
<thead>
<tr>
<th>Item</th>
<th>Material</th>
<th>Attachment</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
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</thead>
<tbody>
<tr>
<td>Gutters and Downspouts</td>
<td>Galvanized/Aluminum</td>
<td>Satisfactory</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Siding</td>
<td>Vinyl</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trim / Soffit / Fascia</td>
<td>Aluminum/Steel, Vinyl, Wood</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flashing</td>
<td>Metal</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Caulking</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows/Screens</td>
<td>Wood, Vinyl</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Windows</td>
<td>Metal</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Slab-On-Grade / Foundation</td>
<td></td>
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<td></td>
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<tr>
<td>Service Entry</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Building(s) Exterior Wall Construction</td>
<td>Framed</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Exterior Doors</td>
<td></td>
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</tr>
<tr>
<td>Exterior A/C - Heat Pump.</td>
<td>Amana</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Information**

- **Gutters and Downspouts:**
  - **Material:** Galvanized/Aluminum
  - **Attachment:** Satisfactory

- **Siding:**
  - **Material:** Vinyl

- **Trim / Soffit / Fascia:**
  - **Material:** Aluminum/Steel, Vinyl, Wood

- **Storm Windows:**
  - **Material:** Metal

- **Flashings:**
  - **Material:** Aluminum/Steel

- **Slab-On-Grade / Foundation:**
  - **Material:** Brick

- **Service Entry:**
  - **Location:** Overhead
  - **Exterior Recepticals:** Operable
  - **GFCI Recepticals:** Operable

- **Building(s) Exterior Wall Construction:**
  - **Type:** Framed

- **Exterior A/C - Heat Pump.**
  - **Brand:** Amana
**Exterior A/C - Heat Pump.**

- **Model Number:** RCB60B2D

- **Serial Number:** 0202103509

- **Approximate Year of Manufacture:** 2002

- **Maximum Fuse/Breaker Rating (amps):** 60

- **Installed Fuse/Breaker (amps):** 60

- **Energy Source:** Electric

- **Unit Type:** Air Cooled

- **Outside Disconnect:** Yes

- **Insulation:** Yes, Replace

- **Unit Level:** Yes

- **Condenser Fins:** Satisfactory

- **Improper Clearance (Air Flow):** No

- **Rain Cap / Spark Arrestor:** No, Recommend

**Chimney:**

- **Location:** Middle of Roof, West

- **Viewed From:** Roof

- **Flue:** Tile

**Gutters and Downspouts:** Below Grade Discharge

Downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge 5'-6' from the home. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

**Service Entry:** Recommend GFCI Recepticals

Recommend installing GFCI Recepticals with weather proof covers as a safety upgrade.
**Service Entry: Overhead Wires in Contact with Trees**

Tree limbs were in contact with overhead wires. Rubbing of the limbs against the wires could wear the insulation off the wires. Tree damage in a storm could damage the wires. Evaluation and Repairs are recommended.

**Exterior A/C - Heat Pump: Deteriorated Insulation**

Deteriorated/Missing Insulation observed on the refrigerant lines from the house to the exterior unit. Recommend replacement of the insulation to allow the A/C System to operate at peak efficiency.
**Chimney: Minor Spawling**

The Chimney Chase masonry bricks exhibit minor spawling (surface deterioration of the masonry). Repairs are not necessary at this time, but this condition should be monitored. If the condition worsens, repairs will be needed.

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**Limitations**

Building(s) Exterior Wall Construction

**STRUCTURE NOT VISIBLE**

The Building structure (framing) was not visible due to exterior siding and interior wall coverings. Any deficiencies were observed with the wall coverings in place.

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**Observations**

3.2.1 Siding

**LOOSE SIDING**

**EAST**

Sections of Loose Siding observed. These sections should be properly secured to prevent damage, water intrusion and possible animal intrusion.

**Recommendation**

Contact a qualified professional.
3.6.1 Windows/Screens

**PAINTING MAINTENANCE NEEDED**

Portions of the wood windows were in need of normal painting maintenance. If the wood is not properly sealed, wood decay will occur. If wood decay is discovered during surface preparation, repairs will need to be completed first.

**Recommendation**

Contact a qualified professional.

---

3.8.1 Slab-On-Grade / Foundation

**TUCK POINTING RECOMMENDED**

Missing/loose mortar observed in the foundation wall brick/block joints. Tuck pointing maintenance is recommended.

**Recommendation**

Contact a qualified professional.
3.13.1 Chimney

RAIN CAP / SPARK ARRESTOR MISSING

The Rain Cap/Spark Arrestor on the Chimney Chase is missing/damaged. Replacement is recommended to prevent water and/or animal intrusion and to keep any potential sparks/embers in the flue area.

Recommendation
Contact a qualified professional.

3.13.2 Chimney

CHIMNEY CAP CRACKED

The Chimney Cap was cracked. The cap should be sealed/repaired/replaced to prevent water intrusion. Freeze and thaw cycles will accelerate the deterioration of the chimney cap. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

3.13.3 Chimney

TUCK POINTING RECOMMENDED

Missing/loose mortar observed in the chimney chase brick/block joints. Tuck pointing maintenance is recommended.

Recommendation
Contact a qualified professional.
## 4: ROOFING

<table>
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<tr>
<th>General: Visibility</th>
<th>General: Inspected From Roof</th>
<th>General: Style / Pitch of Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>Roof</td>
<td>Gable, Medium</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Roof Covering Material</th>
<th>General: Layers</th>
<th>General: Estimated Age - Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt</td>
<td>1</td>
<td>10-15</td>
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</table>

<table>
<thead>
<tr>
<th>General: Ventilation System</th>
<th>General: Flashing</th>
<th>General: Valleys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gable, Roof</td>
<td>Galvanized/Aluminum</td>
<td>Asphalt/Closed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Plumbing Vents</th>
<th>General: Skylight(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satisfactory</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

Due to the documented history of premature skylight leaking problems, the homeowner is advised to monitor the skylight(s) for potential future leaks to develop.
## 5: GARAGE

<table>
<thead>
<tr>
<th>Section</th>
<th>Material or Condition</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Siding</td>
<td>Vinyl</td>
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<td>X</td>
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</tr>
<tr>
<td>5.2 Trim / Soffit / Fascia</td>
<td>Material: Aluminum/Steel, Vinyl, Wood</td>
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<tr>
<td>5.3 Roofing</td>
<td>Visibility: All</td>
<td></td>
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<tr>
<td>5.4 Gutters and Downspouts</td>
<td>Material: Galvanized/Aluminum</td>
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<td>5.5 Frame / Structure</td>
<td>Type: Wood</td>
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<tr>
<td>5.6 Sill Plates</td>
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<tr>
<td>5.7 Floor</td>
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<tr>
<td>5.8 Overhead Garage Door</td>
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<tr>
<td>5.9 Automatic Opener</td>
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<tr>
<td>5.10 Exterior Service Door</td>
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<td>5.11 Electrical Recepticals</td>
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<td>5.12 Fire Separation Walls &amp; Ceiling</td>
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</tr>
</tbody>
</table>

### Information

**Type**
Detached, 2 car

**Siding:**
- Material: Vinyl

**Roofing:**
- Visibility: All
- Layers: 2+

**Gutters and Downspouts:**
- Material: Galvanized/Aluminum
- Extensions Needed: North, South

**Floor:**
- Material: Concrete
- Condition: Typical Cracks

**Overhead Garage Door:**
- Material: Metal
- Observations: Damaged

**Automatic Opener:**
- Safety: Pressure Reverse Safety System
- Reverse: Not Operable

**Exterior Service Door:**
- Operational: Yes

**Electrical Recepticals:**
- Recepticals: Operable
Electrical Recepticals: GFCI
Recepticals: No

Electrical Recepticals: Recommend GFCI Recepticals
Recommend installing GFCI Recepticals in the garage as a safety upgrade.

Gutters and Downspouts: Downspout Extensions Needed
Recommend adding downspout extensions to discharge water 5'-6' away from the garage. This improvement will help keep water from washing soil away from the foundation.

Automatic Opener: No Electric Eyes
The overhead garage door opener was not equipped with photo electric eyes. Recommend installing a new opener with modern safety features.

Automatic Opener: Adjustments Recommended
East
The overhead garage door opener was not operating Satisfactorily at the time of Inspection. Adjustments are needed for proper operation. The down position travel should be adjusted to stop the opener instead of sensing pressure and opening the door.

Limitations
Frame / Structure
FINISHED INTERIOR
The interior of the garage was finished or partially finished. Areas of the framing / structure not visible were not inspected.

Sill Plates
FINISHED INTERIOR
The interior of the garage was finished or partially finished. Areas of the framing / structure not visible were not inspected.

Observations
5.1.1 Siding
DAMAGED / DECAYED SIDING
Damaged/Decayed siding observed. Damaged/Decayed sections of siding should be replaced and properly sealed to prevent water intrusion and rot/decay.
5.2.1 Trim / Soffit / Fascia

DAMAGED / DECAYED TRIM/SOFFIT/FASCIA

Damaged/Decayed trim/soffit/fascia observed. Damaged/Decayed sections of trim/soffit/fascia should be replaced and properly sealed to prevent water intrusion and rot/decay.

Recommendation
Contact a qualified professional.

5.8.1 Overhead Garage Door

DAMAGED OVERHEAD DOOR
WEST
The overhead garage door was damaged and not operating properly. Evaluation and Repairs recommended.

Recommendation
Contact a qualified professional.

5.9.1 Automatic Opener

NO SAFETY REVERSE SYSTEM

WEST

There was no safety reverse system in place on the overhead garage door opener(s). Recommend installing new opener(s) with modern safety features.

Recommendation
Contact a qualified professional.
6: KITCHEN

<table>
<thead>
<tr>
<th></th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
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</thead>
<tbody>
<tr>
<td>6.1 Cabinets / Countertop</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.2 Plumbing</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>6.3 Walls / Ceiling / Floor</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.4 Appliances</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>6.5 Electrical</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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</tbody>
</table>

Sa = Satisfactory  Ma = Marginal  Po = Poor  NP/V = Not Present/Visible

Information

Plumbing: Functional Flow
Marginal

Plumbing: Functional Drainage
Satisfactory

Walls / Ceiling / Floor: Heating Source Present
Yes

Appliances: Oven
Operable

Appliances: Cook Top
Operable

Appliances: Refrigerator
Operable

Appliances: Microwave
Operable

Appliances: Dishwasher
Operable

Appliances: Dishwasher Air Gap
No

Appliances: Diswasher Drain
Line Looped
Yes

Electrical: Recepticals
Operable

Electrical: GFCI Recepticals
Not Tested

Electrical: Open Ground 3 Prong Outlet(s)
Open ground noted at kitchen 3 prong outlet(s). Any 3 prong outlet installed in a house is supposed to be properly grounded. Evaluation and Repairs are recommended.

Limitations

Appliances
APPLIANCES TESTED...
Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

Electrical
RECEPTICAL NOT ACCESSIBLE
Receptical not accessible at the time of Inspection. Not Tested for proper operation.
Observations

6.2.1 Plumbing

SLOW WATER FLOW

The water flow at the kitchen sink was slow. Recommend cleaning the screens on the faucet to remove sediment build up. If this does not resolve the issue, further evaluation and repairs are recommended.

Recommendation

Contact a qualified professional.
## 7: LAUNDRY ROOM

<table>
<thead>
<tr>
<th>Section</th>
<th>Condition</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laundry Plumbing: Sink Present</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry Plumbing: Faucet Leaks</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry Plumbing: Pipes Leak</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry Plumbing: Cross Connections</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliances Present</td>
<td>None Present</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dryer Vented: Wall</td>
<td>Wall</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical: Recepticals</td>
<td>Operable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical: GFCI Recepticals</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Information**

- **Laundry Plumbing:** Sink Present - Yes
- **Laundry Plumbing:** Faucet Leaks - No
- **Laundry Plumbing:** Pipes Leak - No
- **Laundry Plumbing:** Cross Connections - No
- **Appliances Present** - None Present

Ratings:
- Sa = Satisfactory
- Ma = Marginal
- Po = Poor
- NP/V = Not Present/Visible
Walls / Ceiling / Floor:
Observations
Moisture Stain(s)

Walls / Ceiling / Floor:
Heating Source Present
Yes

Walls / Ceiling / Floor:
Ceiling Fan(s)
Operable

Walls / Ceiling / Floor:
Doors
Satisfactory

Walls / Ceiling / Floor:
Windows
Satisfactory

Electrical:
Recepticals
Operable

Electrical:
GFCI Recepticals
No

Walls / Ceiling / Floor: Moisture Stain(s) Observed
1st Floor North East Bedroom

Moisture stain(s) observed on the wall(s)/ceiling. As tested with a moisture meter, these stains appear to be older stains. Recommend monitoring, then priming and painting.

Walls / Ceiling / Floor: Globe-Covered Fixtures

Closet lighting should consist of globe-covered fixtures. Exposed bulbs heat up and can come into contact with stored clothing or other combustible materials. Contact with an exposed bulb overhead could result in bulb breakage. Recommend qualified contractor install globe-covered fixtures.

Electrical: Open Ground 3 Prong Outlet(s)

Open ground noted at 3 prong outlet(s). Any 3 prong outlet installed in a house is supposed to be properly grounded. Evaluation and Repairs are recommended.
9: BATHROOM(S)

### Information

<table>
<thead>
<tr>
<th>Sink(s): Functional Flow</th>
<th>Sink(s): Functional Drainage</th>
<th>Bathhtub(s) / Shower(s): Pipes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satisfactory</td>
<td>Satisfactory</td>
<td>Not Visible</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bathtub(s) / Shower(s): Functional Flow</th>
<th>Bathhtub(s) / Shower(s): Functional Drainage</th>
<th>Bathhtub(s) / Shower(s): Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satisfactory</td>
<td>Satisfactory</td>
<td>Fiberglass</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Toilet(s): Observations</th>
<th>Electrical : Recepticals</th>
<th>Walls / Ceiling / Floor: Heating Source Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loose to the Floor, Operable</td>
<td>Operable</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Walls / Ceiling / Floor: Windows</th>
<th>Walls / Ceiling / Floor: Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satisfactory</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

### Observations

9.4.1 Toilet(s)

**LOOSE TOILET BOWL**

2ND FLOOR BATHROOM

The Toilet Bowl is loose to the floor. If not repaired, leaks could develop. Evaluation and Repair recommended.

**Recommendation**

Contact a qualified professional.
## 10: INTERIOR

<table>
<thead>
<tr>
<th>10.1</th>
<th>Fireplace(s)</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.2</td>
<td>Stairs / Steps / Balconies</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.3</td>
<td>Smoke / CO Detectors</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fireplace(s): Location(s)</th>
<th>Fireplace(s): Type</th>
<th>Fireplace(s): Material</th>
<th>Fireplace(s): Damper Operable</th>
<th>Fireplace(s): Hearth Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td>Wood</td>
<td>Masonry</td>
<td>Missing</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stairs / Steps / Balconies: Handrail</th>
<th>Stairs / Steps / Balconies: Balusters</th>
<th>Stairs / Steps / Balconies: Risers / Treads</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes, Recommended</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

### Smoke / CO Detectors: Smoke Detector
- Not Operable

### Smoke / CO Detectors: Illinois Carbon Monoxide Detector Law
Effective January 1, 2007, every Illinois home is required to have at least one Operational Carbon Monoxide (CO) alarm in residential dwellings within 15 feet of every room used for sleeping purposes. It is recommended that CO alarms are tested monthly, batteries replaced at least once per year and new alarms installed every 5 years.

### Smoke / CO Detectors: Illinois Smoke Detector Law
Per Illinois State Law, every Illinois home must have an operating smoke detector installed on each floor, including the basement. It is recommended that smoke detectors are tested monthly, batteries are replaced at least once per year and new detectors installed every 5 years.

### Limitations

**Fireplace(s)**

**PHASE I**
The Inspector conducted a limited "Phase I" Inspection of all fireplaces. The view of the fireplace flue and upper chamber is very limited. A "Phase II" Inspection with a remote camera conducted after a professional cleaning is strongly recommended.

### Observations

10.1.1 **Fireplace(s)**

**DAMPER MISSING**
The fireplace damper is missing. Evaluation and Repairs recommended.

Recommendation
Contact a qualified professional.

10.1.2 Fireplace(s)

OPEN JOINTS

Open Joints in the firebrick were observed. This condition could allow carbon monoxide into the home. Evaluation and Repair recommended.

Recommendation
Contact a qualified professional.

10.2.1 Stairs / Steps / Balconies

HANDRAIL AND / OR BALUSTERS MISSING

Properly spaced Balusters missing on the stairway. Steps over 30 inches should have proper hand railings with vertical balusters spaced no more than 4 inches apart. This is a Safety Concern for children. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

10.3.1 Smoke / CO Detectors

MISSING/INOPERABLE SMOKE/CO DETECTORS

Recommend installing operational Smoke and CO detectors as per State law requirements.

Recommendation
Contact a qualified professional.
11: BASEMENT

<table>
<thead>
<tr>
<th>Section</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stairs / Steps / Balconies:</td>
<td>Sa</td>
</tr>
<tr>
<td>Handrail</td>
<td>X</td>
</tr>
<tr>
<td>Stairs / Steps / Balconies:</td>
<td>X</td>
</tr>
<tr>
<td>Foundation</td>
<td>X</td>
</tr>
<tr>
<td>Drainage</td>
<td>X</td>
</tr>
<tr>
<td>Girders / Beams</td>
<td>X</td>
</tr>
<tr>
<td>Columns</td>
<td>X</td>
</tr>
<tr>
<td>Joists</td>
<td>X</td>
</tr>
<tr>
<td>Subfloor</td>
<td>X</td>
</tr>
<tr>
<td>Headway Over Stairs</td>
<td>X</td>
</tr>
<tr>
<td>Foundation: Wall Material</td>
<td>Sa</td>
</tr>
<tr>
<td>Foundation: Horizontal Cracks</td>
<td>Ma</td>
</tr>
<tr>
<td>Foundation: Vertical Cracks</td>
<td>Po</td>
</tr>
<tr>
<td>Foundation: Movement</td>
<td>NP/V</td>
</tr>
<tr>
<td>Foundation: Floor Condition</td>
<td>Sa</td>
</tr>
<tr>
<td>Girders / Beams: Material</td>
<td>Ma</td>
</tr>
<tr>
<td>Electrical : Recepticals</td>
<td>Po</td>
</tr>
</tbody>
</table>

**Information**

<table>
<thead>
<tr>
<th>Section</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stairs / Steps / Balconies:</td>
<td>Sa</td>
</tr>
<tr>
<td>Handrail</td>
<td>X</td>
</tr>
<tr>
<td>Stairs / Steps / Balconies:</td>
<td>X</td>
</tr>
<tr>
<td>Foundation: Wall Material</td>
<td>Sa</td>
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</tr>
<tr>
<td>Foundation: Vertical Cracks</td>
<td>Po</td>
</tr>
<tr>
<td>Foundation: Movement</td>
<td>NP/V</td>
</tr>
<tr>
<td>Foundation: Floor Condition</td>
<td>Sa</td>
</tr>
<tr>
<td>Girders / Beams: Material</td>
<td>Ma</td>
</tr>
<tr>
<td>Electrical : Recepticals</td>
<td>Po</td>
</tr>
</tbody>
</table>

**Limitations**

- Recommend installing GFCI Recepticals in the basement as a safety upgrade.
General

PARTIALLY FINISHED BASEMENT

The basement was partially finished. Portions or all of the foundation walls, floor, girders, columns, joists, subfloor, electrical, HVAC ducts, gas lines and plumbing were covered and not visible. These areas are not inspected. The surface materials are examined to see if potential problems may exist behind the finished surfaces. Only visible portions inspected.

Foundation

FRESH PAINT

The basement walls and floor appear to have been recently painted. Due to this condition, evidence of water intrusion was not visible. Recommend monitoring for potential water intrusion.

Observations

11.2.1 Stairs / Steps / Balconies

HANDRAIL AND / OR BALUSTERS MISSING

Handrail and/or Balusters missing on the stairway. Steps over 30 inches should have proper hand railings with vertical balusters spaced no more than 4 inches apart. This is a Safety Concern for children. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

11.11.1 Electrical

EXPOSED WIRING OBSERVED

Exposed wiring and/or connections observed. This is a Safety Concern. All wiring connections should be in junction boxes with cover plates at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

11.11.2 Electrical

COVER PLATE(S) MISSING
Junction box/outlet-switch cover plate(s) missing. This is a Safety Concern. All junction boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Recommend installing junction box/outlet-switch cover plates.

Recommendation

Contact a qualified professional.
### Heating System

<table>
<thead>
<tr>
<th>Heating System: Brand</th>
<th>Heating System: Model Number</th>
<th>Heating System: Serial Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amana</td>
<td>GUCA115BX50</td>
<td>0204137963</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>Gas</td>
<td>Direct Drive, Central System</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rusted</td>
<td>Yes</td>
<td>Gas Shut Off Valve, Disconnect, Normal Operating Controls Observed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heating System: Distribution</th>
<th>Heating System: Flue Piping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metal Duct, Cold Air Returns</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heating System: Proper Operation</th>
<th>Heating System: Filter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fired, Proper Operation</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

### Limitations

**HEATING SYSTEM INSPECTION VISUAL**
Heating System Inspections are visual. The heating system is tested using normal controls to determine if it is performing its intended function. Only service panels are removed. The furnace is not dismantled and the view of the heat exchanger is concealed by design. Dismantling the furnace to view the heat exchanger is beyond the scope of this Inspection. It is recommended that a qualified HVAC contractor perform a comprehensive inspection on an annual basis.

The Filter should be checked on a monthly basis and anticipate changing every 2-3 months.
13: COOLING

<table>
<thead>
<tr>
<th>13.1</th>
<th>Central Air Conditioning</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
</table>

**Information**

**Central Air Conditioning:**
- **Location:** Basement
- **Evaporator Coil:** Not Visible
- **Condensate Line / Drain:** To Floor Drain
- **Secondary Condensate Line / Drain:** Not Needed
- **Operation - Differential Degrees:** 17

**Central Air Conditioning:** Satisfactory Operation

The proper temperature differential is 15 degrees to 22 degrees between the return and supply side of the evaporator coils. This unit appears to be operating properly at the time of Inspection.

**Limitations**

Central Air Conditioning

**VISUAL INSPECTION**

Air Conditioning System Inspections are visual. the Air Conditioning System is tested using normal operating controls to determine if it is performing its intended function. Only service panels are removed. The system is not dismantled and the view of the coils are concealed.
14: ELECTRICAL

<table>
<thead>
<tr>
<th></th>
<th>Main Panel</th>
<th>Location</th>
<th>Adequate Clearance to Panel</th>
<th>Amperage / Voltage</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.1</td>
<td>Main Panel</td>
<td>Garage</td>
<td>Yes</td>
<td>200a, 120v/240v</td>
</tr>
<tr>
<td>14.2</td>
<td>Sub Panel(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Information**

**Main Panel:**

- **Location:** Garage
- **Breakers / Fuses:**
  - Breakers: Yes
- **AFCI Breaker(s):** No
- **Visible Branch Wire Condition:**
  - Material: Copper
  - Condition: Satisfactory

**Sub Panel(s):**

- **Location:** Basement
- **Branch Wire Condition:**
  - Material: Copper

**Main Panel:**

- **Appears Grounded:** Yes
- **GFCI Breaker(s):** No
- **Visible Branch Wire Condition:**
  - Material: Copper
  - Condition: Satisfactory

**Sub Panel(s):**

- **Location:** Yes
- **Neutral / Ground Separated:** Yes

**Evaluation:**

- Sa = Satisfactory
- Ma = Marginal
- Po = Poor
- NP/V = Not Present/Visible
Main Panel: Double Tapped Circuit / Breaker
Double tapped circuit(s) observed in the main panel. The breakers installed are designed to accept 2 wires. If tripping occurs, recommend a qualified electrician evaluate and repair.

Sub Panel(s): Neutral / Ground Together
Basement
The Neutral and Ground branch wires in the sub panel are not separated within the sub panel box. Electrical sub panels are supposed to have the ground wires (bare wires) and neutral wires (white wires) routed to separate buss bars to ensure safe operation of the electrical system. The neutral buss bar is supposed to be isolated from the panel. Evaluation and Repair is recommended.

Sub Panel(s): Panel Cover Missing Screws
The sub panel cover is missing some screws. Recommend adding proper screws to secure the panel cover.

Observations

14.1.1 Main Panel
MISSING BREAKER KNOCK OUT(S)
Missing breaker knock outs were observed in the panel box. This is a Safety Concern. No open slots or holes are allowed to be present in an electrical panel. A proper cover should be installed in any open slot or hole to correct this potential shock hazard.

Recommendation
Contact a qualified professional.
## 15: ATTIC

<table>
<thead>
<tr>
<th>Attic Components</th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>15.1</strong> Attic Components</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Access</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scuttlehole/Hatch</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Inspected</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In the Attic</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Flooring</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complete</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Insulation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiberglass, Batts</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Approximate Insulation Depth - inches</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Location</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls, Underside of Roof Deck</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Ventilation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appearance Appears Adequate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Kitchen / Bathroom Fans Exhaust to</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Visible</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> HVAC Duct</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satisfactory</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Attic Components:</strong> Structural Problems Observed</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Condensation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Junction Box(es), Exposed Wiring</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Sheathing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Visible</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Evidence of Moisture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Attic Components:</strong> Evidence of Leaking</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Information

- **Attic Components:** Access: Scuttlehole/Hatch
- **Attic Components:** Inspected From: In the Attic
- **Attic Components:** Flooring Complete
- **Attic Components:** Insulation: Fiberglass, Batts
- **Attic Components:** Approximate Insulation Depth - inches: 6
- **Attic Components:** Location: Walls, Underside of Roof Deck
- **Attic Components:** Ventilation Appearance Appears Adequate
- **Attic Components:** Kitchen / Bathroom Fans Exhaust to: Not Visible
- **Attic Components:** HVAC Duct: Satisfactory
- **Attic Components:** Structural Problems Observed: No
- **Attic Components:** Condensation: No
- **Attic Components:** Electrical: Open Junction Box(es), Exposed Wiring
- **Attic Components:** Sheathing: Not Visible
- **Attic Components:** Evidence of Moisture: No
- **Attic Components:** Evidence of Leaking: No

### Limitations

**PARTIALLY FINISHED ATTIC**

The Attic area was partially finished. The attic walls, trusses/rafters, insulation, wiring, joists and subfloor in these areas were covered and not visible. These areas were not inspected. The surface materials were examined to see if potential problems may exist behind the finished surface. Only visible portions were inspected.

### Observations
15.1.1 Attic Components

COVER PLATE(S) MISSING
ATTIC

Junction box/outlet/switch cover plate(s) missing. This is a Safety Concern. All junction boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Recommend installing junction box/outlet/switch cover plates.

Recommendation
Contact a qualified professional.

---

15.1.2 Attic Components

EXPOSED WIRING OBSERVED
ATTIC

Exposed wiring and/or connections observed. This is a Safety Concern. All wiring connections should be in junction boxes with cover plates at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.
## 16: PLUMBING

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.1 Water Service: Main Shut Off Location</td>
<td>Basement</td>
</tr>
<tr>
<td>16.2 Fuel Service: Lead Other Thans Solder Joints</td>
<td>No</td>
</tr>
<tr>
<td>16.4 Water Service: Traps - Proper P-Type</td>
<td>Yes</td>
</tr>
<tr>
<td>16.5 Fuel Service: Main Shut Off Location</td>
<td>Side Exterior Wall, Gas Meter on Exterior of Home</td>
</tr>
<tr>
<td>16.6 Traps - Proper P-Type</td>
<td>Yes</td>
</tr>
<tr>
<td>16.7 Water Heater: Serial Number</td>
<td>1547102260914</td>
</tr>
<tr>
<td>16.8 Water Heater: Capacity - Gallons</td>
<td>40</td>
</tr>
<tr>
<td>16.9 Water Heater: Approximate Year of Manufacture</td>
<td>2015</td>
</tr>
</tbody>
</table>

### Water Service
- **Water Source**: Municipal
- **Water Entry Piping Material**: Copper/Galvanized
- **Visible Distribution Piping**: Copper, Galvanized, CPVC Plastic, PEX Plastic
- **Flow Satisfactory**: Yes
- **Visible Waste / Drain / Vent Piping**: Cast Iron, PVC, ABS
- **Drainage Satisfactory**: Yes
- **Traps - Proper P-Type**: Yes
- **Interior Fuel Storage System**: No

### Fuel Service
- **Main Shut Off Location**: Side Exterior Wall, Gas Meter on Exterior of Home
- **Fuel Line Material**: Black Iron, CSST, Galvanized
- **Supply / Drain / Vent Pipe Condition**: Satisfactory
- **Fuel Line**: Black Iron, CSST, Galvanized
- **Support / Insulation**: Metal Strapping
- **Interior Fuel Storage System**: No

### Water Heater
- **Brand Name**: U/S Craftsmaster
- **Serial Number**: 1547102260914
- **Capacity - Gallons**: 40
- **Approximate Year of Manufacture**: 2015

#### Information

<table>
<thead>
<tr>
<th></th>
<th>Sa</th>
<th>Ma</th>
<th>Po</th>
<th>NP/V</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.1</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>16.2</td>
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<tr>
<td>16.3</td>
<td></td>
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<td>X</td>
</tr>
</tbody>
</table>

**Legend**

- Sa = Satisfactory
- Ma = Marginal
- Po = Poor
- NP/V = Not Present/Visible
**Water Heater:**
- **Fuel:** Gas
- **Combustion Air Venting Present:** Yes
- **Relief Valve:** Yes
- **Extension Proper:** Yes
- **Vent Pipe:** Disconnected

**Limitations**

**General**

**PARTIALLY FINISHED BASEMENT**

The basement was partially finished. Portions or all of the HVAC ducts, gas lines and plumbing were covered and not visible. These areas are not inspected. The surface materials are examined to see if potential problems may exist behind the finished surfaces. Only visible portions inspected.

**Water Heater**

**NOT LIT**

The water heater was not lit at the time of Inspection. The water heater may not be lit for safety reasons unknown to the Inspector. Lighting fuel burning appliances is beyond the scope of the Inspection. Recommend qualified contractor evaluate prior to closing. The water heater was evaluated on physical condition alone, not the ability of operation.

**Observations**

16.3.1 Water Heater

**DISCONNECTED FLUE PIPE**

The water heater flue pipe was not sealed at the chimney at the time of Inspection. This is a Safety Concern. This condition could allow carbon monoxide to enter the home. Evaluation and Repairs recommended.

Recommendation

Contact a qualified professional.