Confidential Inspection Report

LOCATED AT:
1600 Pennsylvania Ave
Chicago, Illinois 60630

PREPARED EXCLUSIVELY FOR:
Carlos Washington

INSPECTED ON:
Tuesday, December 27, 2022

Inspector, Jose Rodriguez 450.000833
Rodriguez Home Inspectors Inc.

Tuesday, December 27, 2022
Carlos Washington
1600 Pennsylvania Ave
Chicago, Illinois 60630

Dear Carlos Washington,

We have enclosed the report for the property inspection we conducted for you on Tuesday, December 27, 2022 at:

1600 Pennsylvania Ave
Chicago, Illinois 60630

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

REP = -- type the description here for the new severity level --
UPG = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Jose Rodriguez
Rodriguez Home Inspectors Inc.

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
For purposes of identification and reporting, the front of this building faces east.

For purposes of identification and reporting, the front of this building faces the street providing access.

NOTES
Over the course of this inspection the temperature was estimated to be between 10s to 20s degrees.

The weather was cloudy at the time of our inspection.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

STATE OF OCCUPANCY
Vacant

DISCLAIMERS
MOLD DISCLAIMER
The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

Poured Concrete: Basement Configuration

90% Of Foundation Was Not Visible
Mudsill: Inaccessible, unknown if bolted, nailed or strapped
Exterior wall support: Inaccessible, materials cannot be identified
Wood support columns
Wood joist

FOUNDATION

UPG There was one or more of the foundation cracks that are showing water leakage. Recommend further evaluation/sealing/repair by a licensed water proofing contractor.

Water stains

MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's opinion they are critical.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.

BASIC INFORMATION
Foundation type: Raised perimeter
Foundation material: Poured concrete
Mudsill: Inaccessible, unknown if bolted, nailed or strapped
Wall system: Indeterminate
Floor system: Wood joists support by beams

BASE FOUNDATION
Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.


Larger than typical foundation settlement cracking and deterioration was observed in some locations. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be repaired. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.

BASEMENT WINDOWS

Basement windows are usually very difficult to open, and sometimes impossible to close. These windows were not tested. Only a visual inspection was performed.

MOISTURE

The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION
Location: Covers whole building
Material: Asphalt composition shingle
Roof slope: Steep pitch
Number of layers: Not visible
Age: Approximately 8-10 years old
Chimney: Metal
Roof drainage system: Gutters and downspouts

INSPECTION METHOD
The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

For safety reasons, walking the roof exceeds the scope of the General Home Inspection and the Inspector inspected it from a ladder and/or from the ground.

FLASHINGS: OVERALL
The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

CHIMNEY AT ROOF
The sheetmetal flue on the roof is rusting. It should be painted with an appropriate paint to preserve and to prevent damage and further deterioration to chimney flue. Damaged flues can be unsafe.

DOWNSPOUTS
Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

Exterior/Site/Ground

BASIC INFORMATION
Aluminum siding
Aluminum covered
Aluminum-Covered
Driveway: Concrete on grade
Site grading: Sloped towards structure
General lot topography: Flat lot

ALUMINUM SIDING
Finish coating designed to protect the aluminum siding exhibited minor deterioration at the time of the inspection. Repair or improve as needed.

Sections of the aluminum siding of the home was observed missing. Loose siding should be re-secured to avoid more wind and or moister damage.

SUMP PUMP
The discharge line on sump pump at the exterior was observed discharging to close to the house. Sump Pump discharge should be extended away to discharge storm water away from the building at the point of discharge.

EXTERIOR PLUMBING
The exterior faucets were not of a type designed to prevent damage from freezing and will need to be shut off and drained as freezing weather approaches. It is recommended to replace with freeze-proof exterior spigot if necessary.

Electrical System

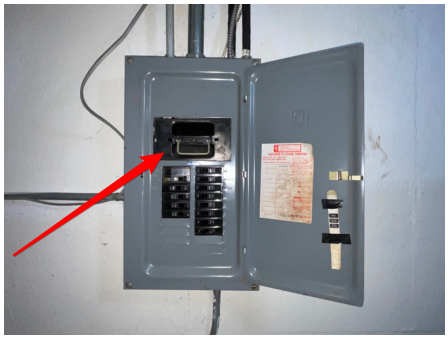
An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
Unable to determine
System grounding source: Water supply piping
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Rigid conduit
Wiring method: Flexible conduit

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.



Main disconnect

CIRCUIT BREAKER MAIN PANEL

REP The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BREAKER SUBPANEL

REP The subpanel is in serviceable condition with circuitry installed and fused correctly. The sub-panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

The circuitry in the panel is unlabeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

GARAGE OVERHEAD DOORS
Overhead door aluminum
Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

GARAGE DOOR OPENER
Garage opener brand: Genie

The automatic garage door opener responded to the controls at the time of the inspection

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

FRAMING
The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WALL FRAMING
In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

MOISTURE
The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

Model: See photo

Condenser location: Exterior
Number of units: 1

CONDENSING UNIT

The air conditioner condenser a/c unit was old and dirty and appeared to be at or past its design life at the time of the inspection. The Inspector recommends evaluation service and certification by a qualified HVAC technician to more accurately determine the air cinditioner condition and ensure that it is in the best possible working condition. Air conditioner unit was not tested because Out door temperature. The average central air conditioning system has a life expectancy of 15 years per NAHB study.

LIMITATIONS

REP Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

Heat

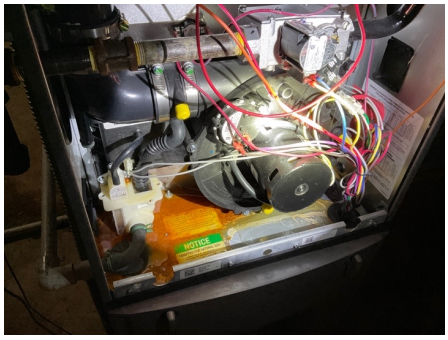
A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION
Manufacturer: Rheem
Model: See photo

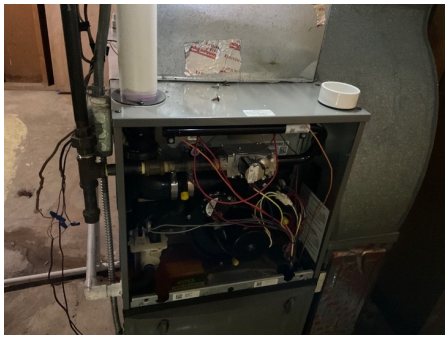
SYSTEM NOTES
Rust-like corrosion inside the furnace below the exhaust flue indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions.This condition may result in premature failure of furnace components.The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

REP High-efficiency furnace exhaust produces condensate fluid which must be properly discharged. The condensate line for the high-efficiency furnace is leaking inside the cabinet and should be corrected by a qualified contractor.



VENT

REP Newer furnace was found in serviceable condition however High mid- efficiency furnace Intake was terminate inside this room, Intake and exhaust pipes should be placed as close together as possible at termination end. The Inspector recommends furnace exhaust system further evaluation by a qualified contractor and made any corrections if necessary. Further info regarding exhaust systems you can visit http://www.nrel.gov/docs/fy13osti/55493.pdf



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY
The attic access is located in the hall.

Due to limited clearances, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.



RAFTERS
The rafters vary in size and spacing.

The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING
The roof sheathing is the material directly supporting the roof covering.

The roof sheathing is plywood nailed solidly across the rafters.

The roof sheathing is boards nailed solidly across the rafters with no gaps between them.

The roof sheathing appears to be properly installed and in good condition.

CEILING JOISTS
Joist structure not visible

WIRING

REP Running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

Electrical Splices

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION
The attic has blown-in insulation.

ROOF INSULATION
Roof cavity: None visible

GENERAL COMMENT
It is our opinion that this structure is well-insulated and energy efficient.




Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Public supply
Landscape water source: Public supply
Main water line: Indeterminate
Supply piping: Galvanized steel
Waste disposal: Municipal
Waste piping: Cast iron and galvanized steel

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is on the front wall in the basement.

MAIN SUPPLY

There was evidence of surface corrosion/oxidation, but no leakage, at the exposed and accessible main supply. This piping should be monitored and repaired if necessary.

INTERIOR SUPPLY

The home contained galvanized steel water distribution pipes. These pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage and will need to be replaced. Water flow in the home was satisfactory at the time of the inspection.



WATER PRESSURE

The system water flow drops excessively when tested during use, suggesting a buildup of mineral deposits on the interior of the supply piping. This is common in older systems and does not necessarily require immediate repair.

DRAIN LINES

REP We test all faucets and run water for a wile And Sewer drain appears to drain satisfactory- however we can't inspect sewer pipes that are buried outside the house. The likelihood and severity of problems (such as leaks or blockages) is greater with older pipes, and they're expensive to fix. If you want more information about their condition, then have a professional plumber video-inspect their interior.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
The home was equipped with a gas water heater.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Model: See photo

WATER HEATER
The water heater system is an old unit that may be approaching the end of its useful life. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Expect to replace any time during the next five years.

The water heater may not be large enough to supply adequate hot water to the residence. A larger capacity water heater may be desirable.

GAS SUPPLY
The gas-fired water heater was connected to the gas piping system using galvanized piping not allowed within this jurisdiction or gas utility company. This galvanized piping connection should be replaced with an approved gas black pipe by a qualified plumbing contractor.

WATER CONNECTORS

REP The water connections are heavily corroded and show signs of previous leakage. We recommend replacement.

Sections of galvanized piping are connected directly to copper piping. We recommend these connections be equipped with dielectric unions or other approved fittings to limit corrosion and subsequent leakage.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Main Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Metal

Shower walls: Mortar set ceramic tile

FIXTURES

REP Inadequate water flow evident at this bathroom sink at the time of the inspection may be the result of a clogged aerator screen. If cleaning the aerator screen does not improve water flow, consider evaluation of this condition by a qualified plumbing contractor.

BATHTUB

The drain stop is missing. We recommend it be replaced.

The tub rim is embedded by the tiled surround. This may be conducive to leakage. Extra care will be necessary to keep the rim well sealed to the tile to prevent moisture penetration.

RECEPTACLES

The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

COUNTERTOPS

REP Sections of the countertop surface are separating from the counter. We recommend they be repaired or resecured.

The countertop is not secured to the base cabinet. We recommend it be secured to prevent damage to the plumbing connections and subsequent leakage.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Basement Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish
Wash basin: Plastic

FIXTURES

REP Drain pipes beneath the bathroom sink was observed leaking under the cabinet throughout the floor. It should be further investigated and repaired or replaced as needed.

RECEPTACLES

REP Bathroom had no electrical outlets installed. Consider having an outlet installed by a qualified electrical contractor. The Inspector recommends that any new outlets installed in this bathroom be Ground Fault Circuit Interrupter (GFCI)-protected for safety reasons.

SWITCHES

The switch is an outdated model and generally considered to be unsafe. We recommend that it be replaced.

HEAT OUTLET

REP There is no conditioned air in this room. We recommend modification.

VENTILATION

REP There is no window and no exhaust fan in this bathroom. Present building standards require ventilation to the outside air. This condition is considered a significant defect. We recommend installation of ventilation as per present standards.

GENERAL COMMENT

This area was added or improved after original construction. We recommend the owner or building department be consulted to determine if permits were secured and 'signed off' for all improvements completed.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
Number of bedrooms: Two
Number of bathrooms: One and one-half
Window material: Wood
Window type: Double-hung windows
Window glazing: Double pane
Finished ceiling material: Drywall
Finished floor material: Carpet
Finished floor material: Carpet and vinyl
Finished wall material: Wood paneling

WALLS & CEILINGS
The wall and ceiling surfaces appear to be properly installed and in good condition.

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

Bedroom

Bedroom 1 S/W

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

CLOSET
UPG There is no closet light. As an upgrade, installation of a closet light might be considered.

SMOKE DETECTOR
The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bedroom 2 S/E

RECEPTACLES
There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

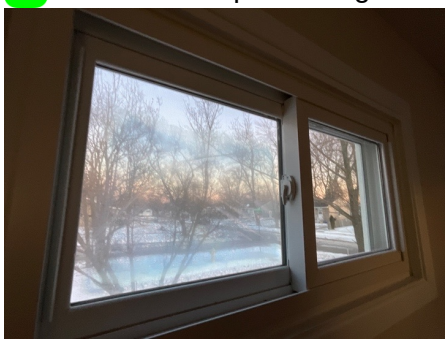
CLOSET
UPG There is no closet light. As an upgrade, installation of a closet light might be considered.

CLOSET DOORS

The closet door is not correctly aligned in the frame. We recommend it be realigned.

WINDOWS

REP One or more panes of glass are broken. We recommend all broken glass be replaced.



SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Dining Room/Area

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SMOKE DETECTOR
There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Hallway

THERMOSTAT
The thermostat appears to be properly installed and the unit responded to the user controls.

SMOKE DETECTOR
REP There is no smoke detector near the entry of this area, as required. We recommend one be installed.

CARBON MONOXIDE DETECTORS
REP No carbon Monoxide detectors were provided in the home. The Inspector recommends installation of Carbon Monoxide detectors in appropriate locations. The Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping areas. Additional detectors on every level of the home provide extra protection.

Living Room

RECEPTACLES

UPG There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

WINDOWS

REP Windows are stuck or have been painted shut and cannot be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

STOVE
Manufacturer: Whirlpool
Model: See Photo



DISPOSAL
Model: See photo

REFRIGERATOR
Manufacturer: Whirlpool
Model: See photo



The refrigerator is plugged into an outlet which is wired in series with the kitchen counter GFCI outlet and is deactivated when the GFCI trips. The refrigerator should have its own circuit and should not be controlled by a GFCI device as the unnoticed tripping of that device can lead to spoilage of the food in the refrigerator.

MICROWAVE

Model: See photo

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. There were no appliances in place at the time of this inspection.

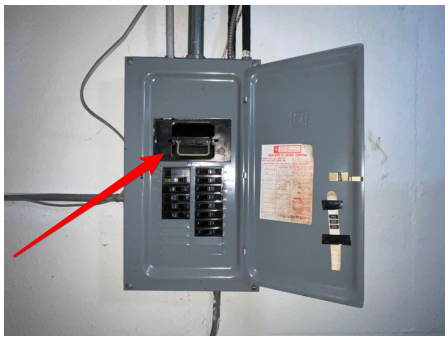
SWITCHES

REP The light in this area is controlled by a pull chain. This is an outdated configuration and is considered a shock hazard. Although not required, we strongly recommend an upgrade to a conventional, properly located, grounded switch.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main disconnect is incorporated into the electrical service panel.



Main disconnect

WATER SHUTOFF LOCATION
PLUMBING
The domestic water supply main shut-off valve is on the front wall in the basement.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Roofing - Composition Shingle

INSPECTION METHOD

1: The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

Electrical System

CIRCUIT BREAKER MAIN PANEL

REP **2:** The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

BREAKER SUBPANEL

REP **3:** The subpanel is in serviceable condition with circuitry installed and fused correctly. The sub-panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

Air Conditioning

LIMITATIONS

REP **4:** Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

Heat - Forced Hot Air

SYSTEM NOTES

REP **5:** High-efficiency furnace exhaust produces condensate fluid which must be properly discharged. The condensate line for the high-efficiency furnace is leaking inside the cabinet and should be corrected by a qualified contractor.

VENT

REP **6:** Newer furnace was found in serviceable condition however High mid- efficiency furnace Intake was terminate inside this room, Intake and exhaust pipes should be placed as close together as possible at termination end. The Inspector recommends furnace exhaust system further evaluation by a qualified contractor and made any corrections if necessary. Further info regarding exhaust systems you can visit http://www.nrel.gov/docs/fy13osti/55493.pdf

Attic

WIRING

REP **7:** Running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

Plumbing

DRAIN LINES

REP **8:** We test all faucets and run water for a wile And Sewer drain appears to drain satisfactory- however we can't inspect sewer pipes that are buried outside the house. The likelihood and severity of problems (such as leaks or blockages) is greater with older pipes, and they're expensive to fix. If you want more information about their condition, then have a professional plumber video-inspect their interior.

Water Heater

WATER CONNECTORS

REP **9:** The water connections are heavily corroded and show signs of previous leakage. We recommend replacement.

Bathroom

Main Bathroom

FIXTURES

REP **10:** Inadequate water flow evident at this bathroom sink at the time of the inspection may be the result of a clogged aerator screen. If cleaning the aerator screen does not improve water flow, consider evaluation of this condition by a qualified plumbing contractor.

COUNTERTOPS

REP **11:** Sections of the countertop surface are separating from the counter. We recommend they be repaired or resecured.

Basement Bathroom

FIXTURES

REP **12:** Drain pipes beneath the bathroom sink was observed leaking under the cabinet throughout the floor. It should be further investigated and repaired or replaced as needed.

RECEPTACLES

REP **13:** Bathroom had no electrical outlets installed. Consider having an outlet installed by a qualified electrical contractor. The Inspector recommends that any new outlets installed in this bathroom be Ground Fault Circuit Interrupter (GFCI)-protected for safety reasons.

HEAT OUTLET

REP **14:** There is no conditioned air in this room. We recommend modification.

VENTILATION

REP **15:** There is no window and no exhaust fan in this bathroom. Present building standards require ventilation to the outside air. This condition is considered a significant defect. We recommend installation of ventilation as per present standards.

Bedroom

Bedroom 2 S/E

WINDOWS

REP **16:** One or more panes of glass are broken. We recommend all broken glass be replaced.

Hallway

SMOKE DETECTOR

REP **17:** There is no smoke detector near the entry of this area, as required. We recommend one be installed.

CARBON MONOXIDE DETECTORS

REP **18:** No carbon Monoxide detectors were provided in the home. The Inspector recommends installation of Carbon Monoxide detectors in appropriate locations. The Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping areas. Additional detectors on every level of the home provide extra protection.

Living Room

WINDOWS

REP **19:** Windows are stuck or have been painted shut and cannot be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

Kitchen

REFRIGERATOR

20: The refrigerator is plugged into an outlet which is wired in series with the kitchen counter GFCI outlet and is deactivated when the GFCI trips. The refrigerator should have its own circuit and should not be controlled by a GFCI device as the unnoticed tripping of that device can lead to spoilage of the food in the refrigerator.

Laundry Area

SWITCHES

REP **21:** The light in this area is controlled by a pull chain. This is an outdated configuration and is considered a shock hazard. Although not required, we strongly recommend an upgrade to a conventional, properly located, grounded switch.