



Inspection Report

Sandy Jones

Property Address:
111 N. Any Ave.
Aurora IL 60506



Focus Home Inspection LLC

**Thomas J. Palma IL License # 450.0003445
2650 Moss Lane**

Aurora, Il. 60504
630-901-9627



Table of Contents

[Cover Page..... 0](#)

[Table of Contents 0](#)

[Intro Page 0](#)

[1 Roof 5](#)

[2 Exterior 8](#)

[3 Basement, Foundation, Crawlspace and Structure 12](#)

[4 Heating and Cooling 14](#)

[5 Plumbing..... 16](#)

[6 Electrical 21](#)

[7 Fireplace 27](#)

[8 Doors, Windows and Interior 29](#)

[9 Insulation and Ventilation..... 31](#)

[10 Garage 32](#)

[11 Built-In Kitchen Appliances 33](#)

[12 Laundry Appliances 35](#)

[13 Older Home 36](#)

[General Summary..... 0](#)

Date: 8/15/2012	Time: 10:00 AM	Report ID: 111111-1
Property: 111 N. Any Ave. Aurora IL 60506	Customer: Sandy Jones	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Ranch

Age Of Home:

Over 80 Years

Home Faces:

East

Client Is Present:

Yes

Radon Test:

No

Temperature:

Over 70

Water Test:

No

Weather:

Clear

Rain in last 3 days:

Yes

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:

Asphalt/Fiberglass

Viewed roof covering:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

Roof-Type:

Gable

Method used to observe attic:

Fully entered

Attic info:

Attic access

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS				•
1.4	ROOF STRUCTURE AND ATTIC				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 Garage roof appears near it's life expectancy.



1.0 Picture 1

1.3 (1) Gutters drain underground. Unable to determine how far away from house they drain.



1.3 Picture 1

📍 1.3 (2) Missing gutter on back of house. Recommend repair by a qualified contractor.




1.3 Picture 2

📍 1.3 (3) Recommend gutters be installed on garage.



1.3 Picture 3

 **1.4** Some rotted wood observed under shingles. Most likely due to poor installation of gutters. Recommend repair by a qualified roofing contractor.



1.4 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground. Inspect geological, geotechnical, hydrological and/or soil conditions. Inspect recreational facilities. Inspect seawalls, break-walls and docks. Inspect erosion control and earth stabilization measures. Inspect for safety type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar systems. Inspect swimming pools or spas. Inspect septic systems or cesspools. Inspect playground equipment. Inspect sprinkler systems. Inspect drain fields or drywells. Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board

Driveway:

Concrete

		IN	NI	NP	RR
2.0	SIDING, FLASHING AND TRIM	•			
2.1	EAVES, SOFFITS AND FASCIAS				•
2.2	DOORS (Exterior)	•			
2.3	WINDOWS				•
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•
2.6	OTHER				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **2.0** Wood board siding on side of garage is rotting. Recommend repair by a qualified contractor.



2.0 Picture 1

📍 **2.1** Soffit trim missing from back of house and vent should be installed tight to the house to prevent moisture intrusion. Recommend repair by a qualified siding contractor.



2.1 Picture 1

📍 **2.3** Wood trim on basement window needs to be painted.



2.3 Picture 1

📍 **2.4** (1) Concrete stairs leading to house are badly deteriorated and lacking handrail. Recommend repair by a qualified contractor.



2.4 Picture 1

🏠 2.4 (2) No sufficient room between bottom of stairs and fence. May want to consider a landing with stairs going in either north or south direction.



2.4 Picture 2

🏠 2.5 (1) Guide line running down from electric pole not giving proper clearance over driveway. Recommend contacting electric company to have it corrected.




2.5 Picture 1

🏠 2.5 (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.5 Picture 2

 **2.6** Fence needs repair. Recommend repair by a qualified contractor.



2.6 Picture 1



2.6 Picture 2

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:

Masonry block

Columns or Piers:


Wood Columns

		IN	NI	NP	RR
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
3.1	WALLS (Structural)	•			
3.2	COLUMNS OR PIERS	•			
3.3	FLOORS (Structural)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace


IN NI NP RR

Comments:

 **3.0** (1) Crack observed at corner of house. recommend sealing to keep out moisture and prevent further cracking.



3.0 Picture 1

 **3.0 (2)** Visible signs of water intrusion in the basement are present from water stains and a mold like substance on wall. The existing sump pump does not appear to be adequate in removing the moisture and additional correction is needed. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials


Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AMERICAN STANDARD	Ductwork: Non-insulated	Central Air Manufacturer: AMERICAN STANDARD
Filter Type: Disposable	Number of AC Only Units: One	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity		


		IN	NI	NP	RR
4.0	HEATING EQUIPMENT				•
4.1	NORMAL OPERATING CONTROLS	•			
4.2	AUTOMATIC SAFETY CONTROLS	•			
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
4.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
4.5	CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)	•			
4.6	COOLING AND AIR HANDLER EQUIPMENT				•
4.7	NORMAL OPERATING CONTROLS		•		
4.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			

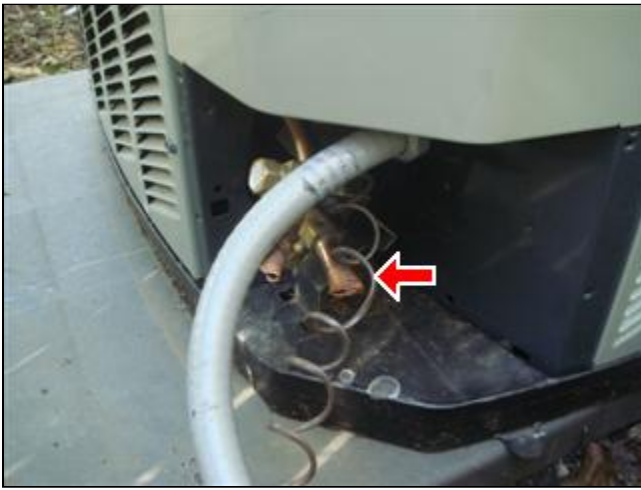
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **4.0** The furnace would run but would not blow warm air. Recommend repair by a qualified HVAC contractor


 **4.6** The line set from the AC unit was Sawn off. Recommend repair by a qualified HVAC contractor.



4.6 Picture 1



4.6 Picture 2

 **4.7** Due to the line set missing from the AC unit. Was unable to test the AC unit.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Lead	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC Cast iron	Water Filters: (We do not inspect filtration systems)	Washer Drain Size: Drained into laundry Tub
Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Power Source: Gas (quick recovery)	Manufacturer: U.S. WATER HEATER

		IN	NI	NP	RR
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
5.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
5.3	MAIN FUEL SHUT OFF (Describe Location)	•			
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•
5.6	SUMP PUMP		•		
5.7	INJECTOR PUMP			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.0 The main shut off is the green lever located in the basement. This is for your information.



5.0 Picture 1

5.1 (1) Entry water supply pipe is lead pipe. Recommend water be tested and take necessary action if high levels of lead found.



5.1 Picture 1

5.1 (2) There was no running water for the bath tub and bathroom sink. Recommend repair by a qualified plumber.

5.1 (3) No running water from hose bibs. Recommend repair by a qualified plumber.

5.1 (4) The tub faucet is not tight against the wall. A qualified licensed plumber should repair.



5.1 Picture 2

5.2 (1) Note: Some of the drain lines are cast iron lines. These lines rust from the inside and fail. The life remaining can only be determined by a plumber using a video scope. This is especially important to determine the condition of the main drain line between the house and the street.

5.2 (2) Floor drain did not drain well. Recommend repair by a qualified plumber.



5.2 Picture 1

5.2 (3) Air admittance valves are prohibited in Illinois. One was found under kitchen sink. Recommend a qualified plumber correct this.



5.2 Picture 2

5.2 (4) Drain leaked under kitchen sink. Recommend a qualified plumber repair.



5.2 Picture 3

5.3 The main fuel shut off is at gas meter outside



5.3 Picture 1

5.5 Hot water heater was not operational. Burner chamber rusted and full of debris. Water heater appears near end of life expectancy. Recommend evaluation and repair by a qualified plumber.



5.5 Picture 1

5.6 Sump pump was in a sealed basin. Unable to access.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CROUSE-HINDS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX

Conduit

Knob and Tube

Electric Panel Location:

Basement

Grounding Method:

Water Pipe

		IN	NI	NP	RR
6.0	SERVICE ENTRANCE LINES	•			
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS				•
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				•
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)				•
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				•
6.5	OPERATION OF GFCI and AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)				•
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
6.7	SMOKE DETECTORS		•		
6.8	CARBON MONOXIDE DETECTORS				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

📌 6.1 (1) The grounding wire is attached to water pipe far from where the water pipe enters the house and the bond strap around the water meter is unattached. Recommend repair by a qualified electrician.

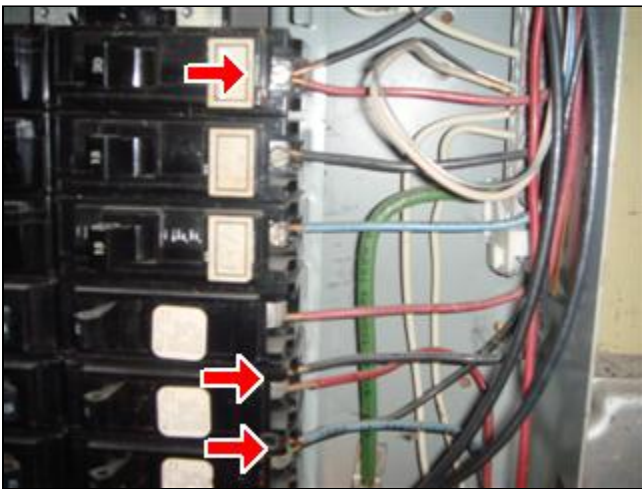


6.1 Picture 1



6.1 Picture 2

📌 6.1 (2) The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



6.1 Picture 3

6.2 This property has some "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.



6.2 Picture 1

6.3 (1) The light fixture is missing globe at the closet. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.3 Picture 1

6.3 (2) Missing receptacle cover plates. Recommend repair.



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

6.3 (3) Exposed wiring. Junction box should have a cover plate. Recommend repair.



6.3 Picture 5

6.4 (1) Outside receptacle and receptacle in garage should be GFCI. Recommend repair by a qualified electrician.



6.4 Picture 1

6.4 (2) Some hot/neutral reversed receptacles and many ungrounded receptacles. Recommend repair by a qualified electrician.




6.4 Picture 2

6.5 Kitchen GFCI receptacles did not trip when tested. Recommend repair by a qualified electrician.




6.5 Picture 1

 **6.7** The smoke detector is NOT tested as part of the Home Inspection. The smoke detector should be tested by the home owner upon moving in and on a regular basis thereafter (see manufacturer's instructions for testing intervals) This is an important safety device. If it fails to operate, have it fixed or replace it. Hard wired smoke detectors should be repaired by an alarm qualified licensed electrician.

The National Fire Protection Association recommends replacing smoke detectors every 10 years.

Replacement smoke detectors should be installed in accordance with the manufacturer's instructions.

 **6.8** Carbon monoxide detector(s) is required in homes with fuel-fired appliances at every floor elevation and areas where fuel-fired equipment is located.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials


Types of Fireplaces: Conventional **Operable Fireplaces:** One **Number of Woodstoves:** None

		IN	NI	NP	RR
7.0	CHIMNEYS, FLUES AND VENTS (for fireplaces)				•
7.1	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•			


IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:


 **7.0 (1)** Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and weather the fireplace is safe to use. recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing.

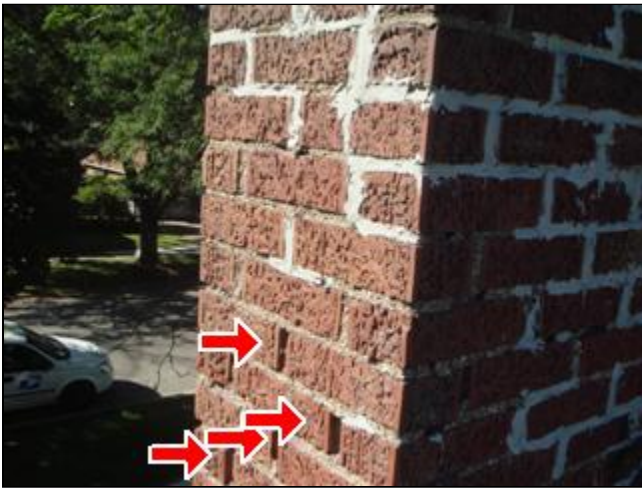
The National Fire Protection Association <http://www.nfpa.org> advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: <http://www.csia.org/pressroom/press-inspection-levels-explained.html> it is also advised that this inspection be conducted by a tradesperson certified by the Chimney Safety Institute of America <http://www.csia.org> Fireplace Investigation Research and Education <http://www.f-i-r-e-service.com> or International Association of Fireplace and Chimney Inspectors <http://www.membersiafci.org>

 **7.0 (2)** Recommend chimney caps be installed.



7.0 Picture 1

 7.0 (3) Tuck pointing needed on chimney. Recommend repair by a qualified contractor.



7.0 Picture 2

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall
Plaster

Wall Material:

Drywall
Plaster

Floor Covering(s):

Carpet
Hardwood T&G
Ceramic Tile

Cabinetry:

Wood

		IN	NI	NP	RR
8.0	CEILINGS	•			
8.1	WALLS				•
8.2	FLOORS	•			
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
8.5	DOORS (REPRESENTATIVE NUMBER)	•			
8.6	WINDOWS (REPRESENTATIVE NUMBER)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

8.1 Some moisture intrusion observed.



8.1 Picture 1

8.6 Living room has a cracked glass and one glass replaced with plexiglass. Most windows are old with single pane glass. Some won't open. Bathroom window won't stay open. Recommend window replacement at an opportune time.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass
Cellulose

Ventilation:

Roof Vents

Exhaust Fans:

None

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Vinyl
Flexible Metal

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)				•
9.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.3 The plastic vinyl is not an approve ducting material for dryers. It should be replaced with rigid or corrugated semi-rigid metal duct. This is a safety issue and should be replaced.



9.3 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Styles & Materials

Garage Door Type:

Two automatic

Auto-opener Manufacturer:

STANLEY


WAYNE-DALTON

		IN	NI	NP	RR
10.0	GARAGE CEILINGS	•			
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
10.2	GARAGE FLOOR	•			
10.3	GARAGE DOOR (S)	•			
10.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **10.4** Neither garage door openers would operate. Appears electric eye sensors not installed correctly. No safety wire running within door coils. Recommend repair by a qualified garage door technician.

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

NONE

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

SAMSUNG

Trash Compactors:

None

Refrigerator:

GENERAL ELECTRIC

		IN	NI	NP	RR
11.0	DISHWASHER				•
11.1	RANGES/OVENS/COOKTOPS		•		
11.2	TRASH COMPACTOR			•	
11.3	FOOD WASTE DISPOSER			•	
11.4	MICROWAVE COOKING EQUIPMENT	•			
11.5	REFRIGERATOR	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **11.0** (1) The dishwasher was not secured to the counter. Recommend repair.

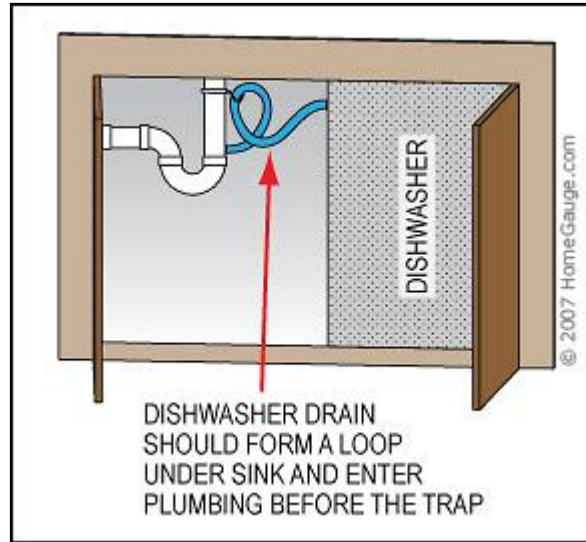


11.0 Picture 1

11.0 (2) Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the underside of the base cabinet countertop and looped so that the loop is at the "flood level" of the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.



11.0 Picture 2



11.0 Picture 3

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Laundry Appliances

Styles & Materials

Washer Brand:

None

Dryer Brand:

None

		IN	NI	NP	RR
12.0	Washer			•	
12.1	Dryer			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:


13. Older Home

		IN	NI	NP	RR
13.0	Concerns	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

 **13.0** Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

General Summary



Focus Home Inspection LLC

**2650 Moss Lane
Aurora, IL. 60504
630-901-9627**

Customer
Sandy Jones



Address
111 N. Any Ave.
Aurora IL 60506

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof


1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  (2) Missing gutter on back of house. Recommend repair by a qualified contractor.
-  (3) Recommend gutters be installed on garage.

1.4 ROOF STRUCTURE AND ATTIC

Repair or Replace

-  Some rotted wood observed under shingles. Most likely due to poor installation of gutters. Recommend repair by a qualified roofing contractor.

2. Exterior

2.0 SIDING, FLASHING AND TRIM


2. Exterior

Inspected

-  Wood board siding on side of garage is rotting. Recommend repair by a qualified contractor.


2.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

-  Soffit trim missing from back of house and vent should be installed tight to the house to prevent moisture intrusion. Recommend repair by a qualified siding contractor.



2.3 WINDOWS

Repair or Replace

-  Wood trim on basement window needs to be painted.



2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

-  (1) Concrete stairs leading to house are badly deteriorated and lacking handrail. Recommend repair by a qualified contractor.
-  (2) No sufficient room between bottom of stairs and fence. May want to consider a landing with stairs going in either north or south direction.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

-  (1) Guide line running down from electric pole not giving proper clearance over driveway. Recommend contacting electric company to have it corrected.
-  (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

2.6 OTHER



Repair or Replace

-  Fence needs repair. Recommend repair by a qualified contractor.

3. Basement, Foundation, Crawlspace and Structure

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)


Repair or Replace

-  (1) Crack observed at corner of house. recommend sealing to keep out moisture and prevent further cracking.
-  (2) Visible signs of water intrusion in the basement are present from water stains and a mold like substance on wall. The existing sump pump does not appear to be adequate in removing the moisture and additional correction is needed. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

4. Heating and Cooling


4.0 HEATING EQUIPMENT

Repair or Replace

-  The furnace would run but would not blow warm air. Recommend repair by a qualified HVAC contractor

4.6 COOLING AND AIR HANDLER EQUIPMENT


Repair or Replace

-  The line set from the AC unit was Sawed off. Recommend repair by a qualified HVAC contractor.

4. Heating and Cooling

4.7 NORMAL OPERATING CONTROLS





Not Inspected

-  Due to the line set missing from the AC unit. Was unable to test the AC unit.

5. Plumbing




5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  (1) Entry water supply pipe is lead pipe. Recommend water be tested and take necessary action if high levels of lead found.
-  (2) There was no running water for the bath tub and bathroom sink. Recommend repair by a qualified plumber.
-  (3) No running water from hose bibs. Recommend repair by a qualified plumber.
-  (4) The tub faucet is not tight against the wall. A qualified licensed plumber should repair.


5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  (2) Floor drain did not drain well. Recommend repair by a qualified plumber.
-  (3) Air admittance valves are prohibited in Illinois. One was found under kitchen sink. Recommend a qualified plumber correct this.
-  (4) Drain leaked under kitchen sink. Recommend a qualified plumber repair.

5.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS



Repair or Replace

-  Hot water heater was not operational. Burner chamber rusted and full of debris. Water heater appears near end of life expectancy. Recommend evaluation and repair by a qualified plumber.

6. Electrical


6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Repair or Replace

-  (1) The grounding wire is attached to water pipe far from where the water pipe enters the house and the bond strap around the water meter is unattached. Recommend repair by a qualified electrician.
-  (2) The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace




-  This property has some "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

6. Electrical



6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Repair or Replace

-  (1) The light fixture is missing globe at the closet. This is a safety issue that needs to be corrected. I recommend repair as needed.
-  (2) Missing receptacle cover plates. Recommend repair.
-  (3) Exposed wiring. Junction box should have a cover plate. Recommend repair.


6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

-  (1) Outside receptacle and receptacle in garage should be GFCI. Recommend repair by a qualified electrician.
-  (2) Some hot/neutral reversed receptacles and many ungrounded receptacles. Recommend repair by a qualified electrician.


6.5 OPERATION OF GFCI and AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

-  Kitchen GFCI receptacles did not trip when tested. Recommend repair by a qualified electrician.

6.7 SMOKE DETECTORS

Not Inspected


-  The smoke detector is NOT tested as part of the Home Inspection. The smoke detector should be tested by the home owner upon moving in and on a regular basis thereafter (see manufacturer's instructions for testing intervals) This is an important safety device. If it fails to operate, have it fixed or replace it. Hard wired smoke detectors should be repaired by an alarm qualified licensed electrician.

The National Fire Protection Association recommends replacing smoke detectors every 10 years.

Replacement smoke detectors should be installed in accordance with the manufacturer's instructions.

6.8 CARBON MONOXIDE DETECTORS


Repair or Replace

-  Carbon monoxide detector(s) is required in homes with fuel-fired appliances at every floor elevation and areas where fuel-fired equipment is located.


7. Fireplace

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)


Repair or Replace

-  (1) Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and weather the fireplace is safe to use. recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing.

The National Fire Protection Association <http://www.nfpa.org> advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: <http://www.csia.org/pressroom/press-inspection-levels-explained.htm> it is also advised that this inspection be conducted by a tradesperson certified by the Chimney Safety Institute of America <http://www.csia.org> Fireplace Investigation Research and Education <http://www.f-i-r-e-service.com> or International Association of Fireplace and Chimney Inspectors <http://www.membersiafci.org>

-  (2) Recommend chimney caps be installed.

7. Fireplace

-  (3) Tuck pointing needed on chimney. Recommend repair by a qualified contractor.

8. Doors, Windows and Interior


8.1 WALLS

Repair or Replace

-  Some moisture intrusion observed.

8.6 WINDOWS (REPRESENTATIVE NUMBER)


Repair or Replace

-  Living room has a cracked glass and one glass replaced with plexiglass. Most windows are old with single pane glass. Some won't open. Bathroom window won't stay open. Recommend window replacement at an opportune time.

9. Insulation and Ventilation

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)


Repair or Replace

-  The plastic vinyl is not an approve ducting material for dryers. It should be replaced with rigid or corrugated semi-rigid metal duct. This is a safety issue and should be replaced.

10. Garage

10.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)



Repair or Replace

-  Neither garage door openers would operate. Appears electric eye sensors not installed correctly. No safety wire running within door coils. Recommend repair by a qualified garage door technician.

11. Built-In Kitchen Appliances

11.0 DISHWASHER

Repair or Replace

-  (1) The dishwasher was not secured to the counter. Recommend repair.
-  (2) Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the underside of the base cabinet countertop and looped so that the loop is at the "flood level" of the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.

13. Older Home

13.0 Concerns Inspected

13. Older Home



Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Thomas J. Palma