

Property Inspection Report



1301 Belmeade Dr, Champaign, IL 61821
Inspection prepared for: Jeremy Hunt
Date of Inspection: 1/6/2026 Time: 8:30 AM
Age of Home: 1959 Size: 2382
Order ID: 28315

Inspector: Tim Haas

*P*ristine
Inspections & Testing



Report Introduction

Thank you for choosing Pristine Inspections & Testing, Inc. to perform this inspection for you! We value your business and are available to answer questions should you have any after reviewing the report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the property. It is not intended to reflect its value or to make any representation as to the advisability of purchase. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. This inspection is not a code inspection and is only based on standards. Since all municipalities can adopt codes, portion of codes, and choose not to enforce other portions of code, the only people that can enforce code are the ones hired by the city or town.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. Some of the pictures may show deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

The inspection agreement is attached at the end of the report. By acceptance of our inspection report, you are agreeing to the terms of our inspection agreement.

Again, thanks very much for the opportunity to conduct this inspection.

Sincerely,



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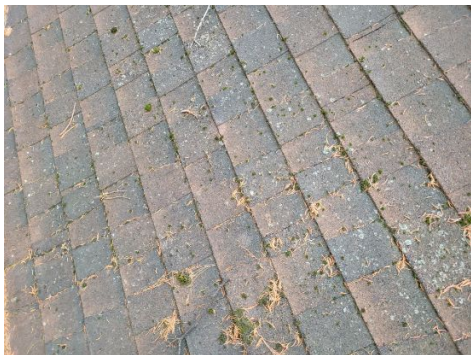
Report Summary

On this page you will find a brief summary of any concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items along with items that may not have been required when the house was built, but are a good idea to implement. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Roof		
Page 23 Item: 2	Roof Covering	2.3. Moss growth noted on the roofing surface. Moss growth deteriorates the roofing material and will eventually cause a roof leak to occur. All moss growth should be gently cleaned from the roof. Chemical treatments are available to help reduce the reoccurrence of this condition. 2.4. Loose edges noted in the single ply material. If the edges are not properly sealed a roof leak may occur. Repairs are recommended. 2.5. Nail pops were observed on the roof surface. This occurs when a roofing nail backs out of the wood sheathing causing the shingle above it to lift up. Nail pops make the shingles prone to wind damage, so repairs are recommended.





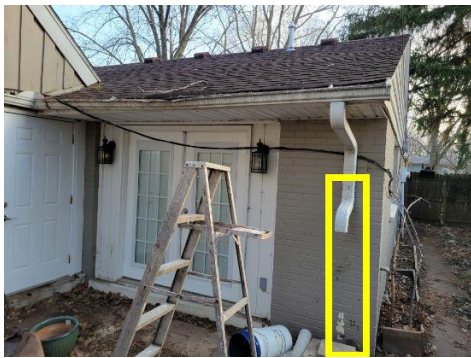
Page 24 Item: 3	Flashing	3.1. Lead flashing is worn/damaged. Replacement flashing appears to be needed to eliminate the possibility of water penetration.
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Page 24 Item: 4	Skylights	4.2. Plastic is heavily cracked but does not appear to be leaking. Monitor and replace on an as needed basis.
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Page 25 Item: 7	Gutters / Downspouts	7.3. Missing downspout section was observed, so replace the missing section to ensure proper drainage away from the foundation. 7.4. Sagging gutter noted. Repairs are recommended to ensure proper drainage.
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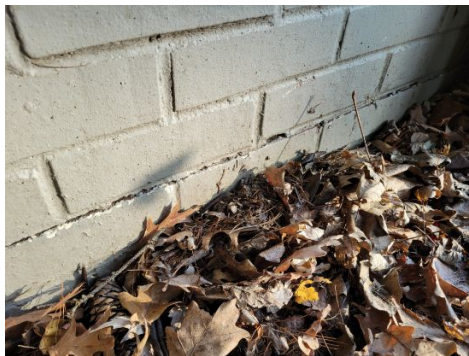


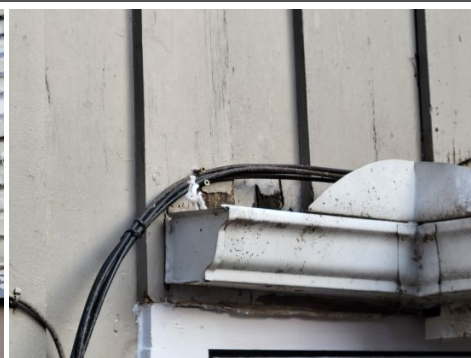
Exterior

Page 26 Item: 1

Exterior Cladding

- 1.1. Cracked bricks/mortar noted. Further evaluation by a qualified brick mason is recommended and repairs made if necessary.
- 1.2. Loose siding observed. The siding should be properly secured to prevent damage and allow it protect the house.
- 1.3. Moisture damage noted on the wood, so further evaluation is recommended and repairs made as needed.
- 1.4. Peeling paint was observed, so paint repairs are recommended. If soft wood is discovered when preparing the surface for painting, replace the wood before painting.





Note: Not all areas pictured.



Page 27 Item: 2

Fascia

2.1. Peeling paint was observed on this area. Paint repairs are recommended at this time to properly protect it from the elements. Soft wood may be discovered during the surface preparation. If so, wood repairs will need to be completed prior to the application of the finish coat of paint.



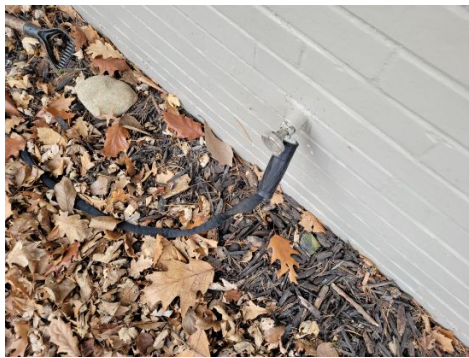
Page 28 Item: 5	Entry Doors	5.1. Moisture damage was observed on the door jambs. Repairs are recommended to correct this condition. 5.2. Missing strike plate noted for the deadbolt. Failure to install a strike plate can lead to door jamb damage, so strike plate installation is recommended at this time. 5.3. Rubbing/sticking east door observed. Repairs are recommended to allow the door to open/close easily.
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Page 29 Item: 7	Exterior Lighting	7.2. Lighting fixture has been removed and the wires have not been terminated properly. A new light fixture should be installed or the wires properly terminated inside a covered junction box to prevent electrical shock or a potential fire. A qualified electrician is recommended to perform such repairs.
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Page 29 Item: 8	Exterior Faucets	8.1. The front faucet handle will not turn, making the faucet not operational. Further evaluation is recommended, and repairs made on an as needed basis.
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Garage

Page 30 Item: 3	Garage Door Opener Observations	3.1. Inoperative at time of inspection. Repairs or possibly a new unit is needed to restore this system to a properly operating condition.
Page 31 Item: 8	Exterior Door	8.2. Damage observed on the garage side door. Repairs/replacement of the affected door is recommended at this time. 8.3. Paint repairs appear to be needed at the trim, brick mold, and the door. Scraping/prep work should be completed prior to application of the paint. If any soft wood is encountered during the preparation portion of the paint job, wood repairs/replacement would need to be completed as well.



Page 31 Item: 11	Lights, Switches	11.1. Broken light fixture observed in the room. A replacement fixture is needed to correct this deficiency.
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Page 32 Item: 12	Garage Heat	12.1. Register observed, which is connected to the house HVAC system. This has been prohibited since 1983 since fumes from the garage can enter the living space. Sealing the register or removing it is recommended.
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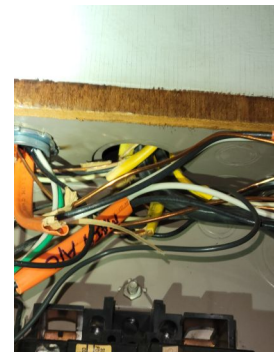
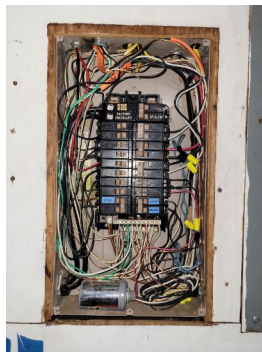
Electric Panel

Page 34 Item: 2	Electric Service Panel	2.1. Panel not completely labeled. All breakers should be labeled as a safety precaution. 2.2. Missing 3 panel cover screws noted. Any missing screws should be replaced with blunt end screws to ensure that the panel is held securely in place.
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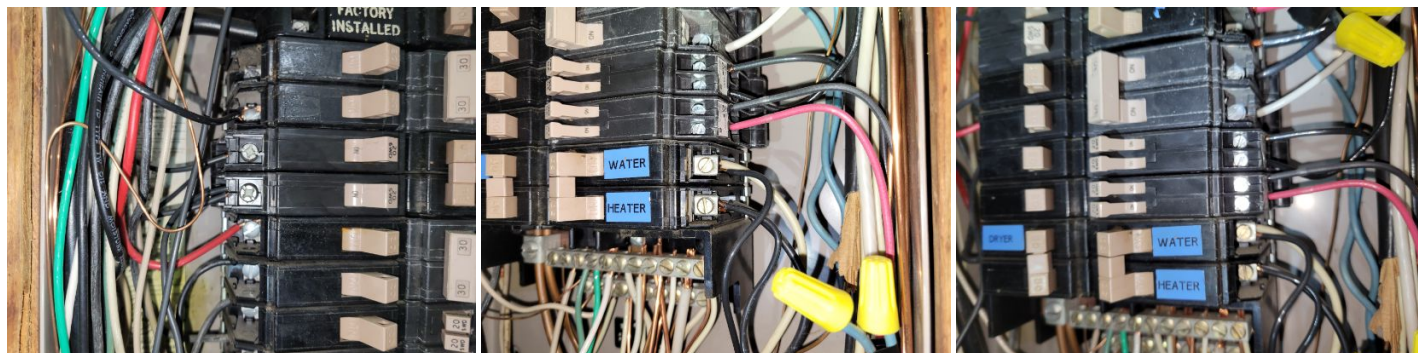


Electric Panel 2

Page 35 Item: 2	Electric Service Panel	2.1. Panel not completely labeled. All breakers should be labeled as a safety precaution. 2.2. Missing wire clamp noted on the panel box. All cables entering the panel are supposed to enter through a clamp, known as a connector, to secure the wiring and protect the sheathing from damage.
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Page 35 Item: 5	Breakers/Fuses	5.1. Double taps present in the panel. This means that 2 wires are improperly attached to a breaker that is not "U.L. Approved" for such a connection. Repairs are recommended. 5.2. Improper shared neutral condition noted in the electrical panel. Two circuit breakers in an electrical panel can share one neutral wire as long as the breakers are not on the same "leg" of power. Evaluation and/or repairs by a qualified electrician is recommended.
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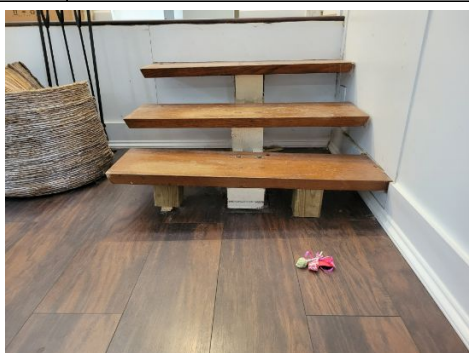
Water Heater

Page 45 Item: 2	Water Heater	2.2. Improper use of a power cord to power the water heater. The water heater has a power cord plugged into an outlet which is improper since a power cord is only supposed to be used on appliances that need to be moved frequently for repair. The water heater should be hard-wired to a switch as the disconnect. Repairs are recommended.
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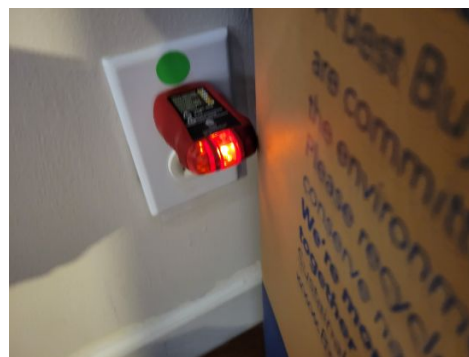
Interior

Page 46 Item: 1	Stairs/Handrails	1.2. Uneven stair treads were noted at the stairway. This is a tripping hazard, so I recommend further evaluation and repairs by a qualified carpenter.
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Page 46 Item: 4	Floors	4.1. Damaged flooring material observed. Flooring repairs are recommended.
		
Page 47 Item: 7	Windows	7.1. Stuck windows noted in the east room. Adjustments or repairs are recommended to restore the windows to an operational condition. Since windows also serve as a potential escape route, all windows should be kept in operational condition.
		

Page 48 Item: 8	Electrical	8.1. Open ground condition found on many of the outlets in this house. This condition is common due to the wiring, hot & neutral wires only, used during the time period the house was constructed and the desire to change or decorate for modern times. The house's original 2-prong non grounded outlets have been replaced with a 3-prong outlet but a ground wire doesn't exist which causes the issue. Just because an electric panel has been upgraded and some wiring has been changed does not guarantee that all of the wiring has been replaced with wiring that includes a ground wire. The wiring is still safe, but is identified in the report since some appliances (refrigerators, microwaves, surge protectors, desk top computers, clothes washers, etc.) do need the ground to be functional in the outlet to work safely/properly. In most cases, the 3-prong outlets have been installed out of convenience and/or cost and we are identifying the condition for you since you can not tell if it is grounded by looking at it. A 2-prong outlet is harder to find and usually costs 4 times the price of a 3-prong outlet which makes it the choice of most homeowners changing outlets. Replacing the 3-prong outlets with a 2-prong or GFCI outlets is usually the proper solution. As an additional note, the standard sales contract for Champaign County has verbiage that states that it is not required that 3-prong outlets not served by a ground wire be grounded to be considered in normal working condition since this comes up on old houses very frequently. We are notifying you to make sure if you have an item that needs a ground that you are aware of which outlets to use. Areas around water where a GFCI is recommended will still show up in the detail as open ground.
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Not all instances pictured

Laundry

Page 50 Item: 6	Electrical	6.1. Clothes washer outlet is a non-grounded outlet(2-prong). This is considered to be an unsafe condition due to the use of an adapter, so upgrading this outlet to a properly grounded or GFCI outlet is recommended as a safety precaution. Further evaluation by a qualified electrician is recommended and the appropriate repairs performed.
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Kitchen

Page 53 Item: 7	Sink/Basin	7.1. Flexible drain line in use on the drain line. Flexible drain lines are very susceptible to developing leaks and are, therefore, a poor and improper material for drain lines or traps. All drainage pipes and fittings should be smooth-wall material with no ridges, ledges or bends that will slow down or stop flow. Flexible material is unsanitary and has a greater tendency to clog. Further evaluation by a qualified plumber is recommended and repairs made as needed.
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Page 53 Item: 9	Electrical	9.3. Missing cover plates noted since the room is being painted. All switches and outlet boxes should have covers installed on them at all times as a safety precaution. A person can come into contact with energized electrical components, so replacing them once painting is completed is recommended.
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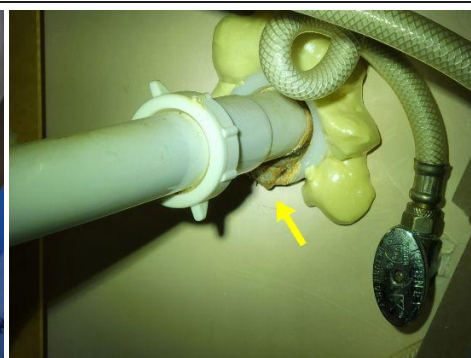
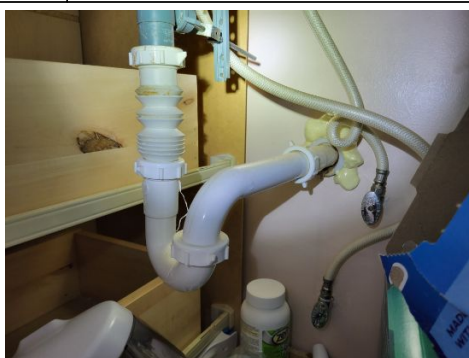
Half Bathroom

Page 55 Item: 5	Doors	5.1. Entry door will not latch. Minor adjustments/repairs are recommended to restore the door to an operational condition.
Page 55 Item: 8	Sink/Basin	8.1. Loose sink noted. Sink needs to be properly secured to correct this condition. Failure to properly secure the sink can result in plumbing damage/leaks.

Bathroom

Page 56 Item: 5	Doors	5.1. Loose door knob hardware was noted. Repairs are needed to tighten up the hardware.
Page 56 Item: 6	Windows	6.1. Window will not latch. Repairs or adjustments are recommended to allow the latch to function.

Page 56 Item: 9	Sink/Basin	9.1. Low water flow was noted while testing the left faucet. Repairs are recommended to ensure adequate water flow is maintained at this unit. Further evaluation by a qualified plumber is recommended and repairs made as needed. 9.2. Flexible drain line in use on the drain lines. Flexible drain lines are very susceptible to developing leaks and are, therefore, a poor and improper material for drain lines or traps. All drainage pipes and fittings should be smooth-wall material with no ridges, ledges or bends that will slow down or stop flow. Flexible material is unsanitary and has a greater tendency to clog. Further evaluation by a qualified plumber is recommended and repairs made as needed. 9.3. Leaking drain lines noted under the sink. Repairs are needed to correct this condition.
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Page 57 Item: 10	Toilet	10.2. The toilet is loose at the floor. Repairs are needed to ensure leakage does not occur.
Page 57 Item: 11	Tub & Tub/Shower	11.2. Loose tile and cracked mortar observed around the tub. Tile repairs are recommended to ensure water damage does not occur to the areas behind the tile. 11.3. Missing tub stopper noted, so a replacement stopper is needed at this time. Due to this, the plumbing drains were not tested with our standard testing process.



Page 57 Item: 12	HVAC Source	12.2. Loose register cover noted, so repairs are recommended.
Page 58 Item: 13	Ventilation	13.1. Noisy fan unit noted. Adjustments/repairs sound like they are needed, and it is possible that a replacement fan unit may be needed in order to correct this issue.
Master Bathroom		
Page 59 Item: 9	Sink/Basin	9.1. Loose faucet observed. Securing the unit is recommended to prevent any connections from coming loose.
Page 59 Item: 11	Tub & Tub/Shower	11.1. Missing tub stopper noted, so a replacement stopper is needed at this time. Due to this, the plumbing drains were not tested with our standard testing process.
		
Page 60 Item: 13	Ventilation	13.2. The north fan was inoperative when switched on, so repairs are needed to correct this condition.
Bedrooms		
Page 61 Item: 5	Doors	5.1. Rubbing/sticking northeast bedroom entry door observed. Repairs are recommended to allow the door to open/close easily.
Page 61 Item: 6	Windows	6.2. Fogged glass pane is present in the northwest bedroom due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required.



Page 62 Item: 9	Lights, Switches	9.2. Inoperative closet light observed in the southwest bedroom. The pull chain did not operate the light when tested. The bulb should be replaced first and if the light still fails to operate, then further evaluation is needed and repairs made as necessary. 9.3. Missing light bulb observed in the northwest bedroom closet, so the light was not tested. Replace the bulb and test the light to ensure it is functional.
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Master Bedroom

Page 63 Item: 5	Windows	5.1. Fogged glass pane is present due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required. 5.2. Fixed pane windows noted in this room which does not allow an escape route. Adding an escape route is recommended.
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Page 63 Item: 8	Lights, Switches	8.2. Missing dimmer knob. Replacement knob is recommended to allow easy control of the light.
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Fireplace

Page 65 Item: 2	Flue	2.1. Recommend cleaning/sweeping the flue. I recommend having this cleaning performed by a qualified chimney sweep prior to burning any fires in this fireplace.
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Attic

Page 66 Item: 2	Access	2.1. Missing nails noted securing the stairs. Most pull down stairs require nails in the holes of the spring brackets for additional support, so add nails per manufacturer's guidelines. 2.2. Loose bracket noted at the top of the stairs, so repairs are recommended.
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Page 66 Item: 3	Roof Framing	3.1. Modified wood trusses observed. The inner web has been cut/moved on the trusses in the main portion of the attic. On this type of framing system, no modifications are typically permitted per the manufacturer's specifications. Further evaluation by a qualified carpenter is recommended and repairs made as needed.
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Page 67 Item: 6

Insulation
type/depth

6.1. Insulation voids found using an Infrared camera and verified while inspecting the attic. Insulation installation is recommended.



Page 68 Item: 8

Attic Electrical

8.1. Uncovered junction boxes observed which leaves the wiring susceptible to damage. Install a proper cover on each box to correct this deficiency. Not all of the boxes may be pictured.

8.2. Improper wire terminations observed. All wire terminations should be contained in a properly sized, securely mounted, covered junction box. Repairs are recommended as a safety precaution.

8.3. Missing cover plate noted. All switches and outlet boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components.





Structural Components

Page 69 Item: 2	Foundation Observations	2.1. Damaged block observed on the wall of the foundation. A qualified brick mason should be contacted to provide further inspection and repairs made as needed.
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General Information

1. Inspection End Time

Inspection End Time: 10:49am

2. File #:

File #: 31731

3. Fee

Inspection Fee: \$445.00

Payment: Credit Card or ACH Payment Online

4. Others Present

Client present for a portion of the inspection.

5. Year Built

Year Built: 1959

6. Entrance Faces

For the purpose of this report the building is considered to be facing East

7. Additions/Modifications

Back of House

8. Temperature

Temp: 48 Degrees F.

Overcast

9. Ground/Soil Surface Condition

Damp

10. Utilities to the Structure

Electric, Natural gas and Water all on to property.

11. Occupied:

Occupied - Furnished

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS, AND SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

Lots & Grounds

Inspectors do not comment on the health of trees, so if you are concerned contact a professional arborist.

1. Driveway

Materials: Concrete

Observations:

1.1. Cracking was observed in the concrete driveway, but the driveway still appears functional at this time.

2. Walkways

Materials: Concrete • Paver

Observations:

2.1. Cracks observed, but the sidewalk still appears to be functional at this time.

3. Porch

Materials: Concrete • Brick

Observations:

3.1. Common cracks observed, but the porch still appears to be functional at this time.

4. Patio

Materials: Concrete

Observations:

4.1. Common cracks observed, but the patio still appears to be functional at this time. Crack sealant is recommended to help prevent water from being able to seep under the slab and contributing to movement during the freeze/thaw cycles experienced during the winter months.

5. Grading

Observations:

5.1. Flat

6. Vegetation

Trees, Shrubs, Grass

Observations:

6.1. Landscaping should be maintained on a regular basis. Trimming bushes to keep them away from the structure and tree limbs from touching the roof is recommended to prevent damage.

6.2. MAINTENANCE: Tree limbs over hang the roof and should be cut back. Failure to correct this condition can/will result in damage occurring to the roof surface.

Roof

1. Location - Inspection - Limitations

Location: House & Garage

Method of Inspection: Walked A Portion Of The Roof Surface

2. Roof Covering

Materials: Composition Shingles • Single Ply

The roof is approximately 13-14 years old.

Observations:

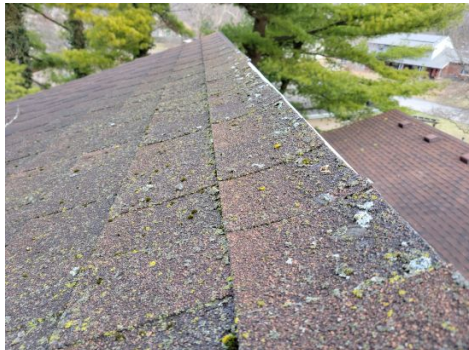
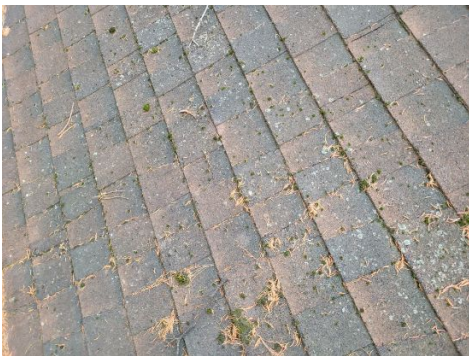
2.1. Gable Style Roof

2.2. Low Slope Type Roof

2.3. Moss growth noted on the roofing surface. Moss growth deteriorates the roofing material and will eventually cause a roof leak to occur. All moss growth should be gently cleaned from the roof. Chemical treatments are available to help reduce the reoccurrence of this condition.

2.4. Loose edges noted in the single ply material. If the edges are not properly sealed a roof leak may occur. Repairs are recommended.

2.5. Nail pops were observed on the roof surface. This occurs when a roofing nail backs out of the wood sheathing causing the shingle above it to lift up. Nail pops make the shingles prone to wind damage, so repairs are recommended.





3. Flashing

Materials: Metal

Observations:

3.1. Lead flashing is worn/damaged. Replacement flashing appears to be needed to eliminate the possibility of water penetration.



4. Skylights

Observations:

4.1. Plastic Bubble Type

4.2. Plastic is heavily cracked but does not appear to be leaking. Monitor and replace on an as needed basis.



5. Plumbing Vents

Materials: Galvanized • Cast Iron

Observations:

5.1. Vents appeared serviceable at time of inspection.

6. Chimney Description

Materials: Metal Pipe

Observations:

6.1. Appeared in serviceable condition at the time of the inspection.

7. Gutters / Downspouts

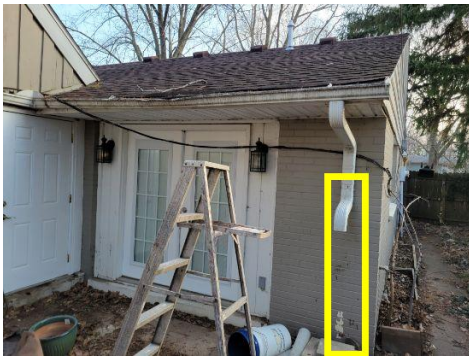
Observations:

7.1. Metal

7.2. OPERATIONAL NOTE: Gutters have gutter guards over them to keep debris from getting into the gutters. If debris sits on the guard it can clog them, so monitor this area and clean if necessary.

7.3. Missing downspout section was observed, so replace the missing section to ensure proper drainage away from the foundation.

7.4. Sagging gutter noted. Repairs are recommended to ensure proper drainage.



8. Downspout Extensions

Observations:

8.1. Metal

8.2. Plastic

8.3. Visible downspouts appeared serviceable at time of inspection.

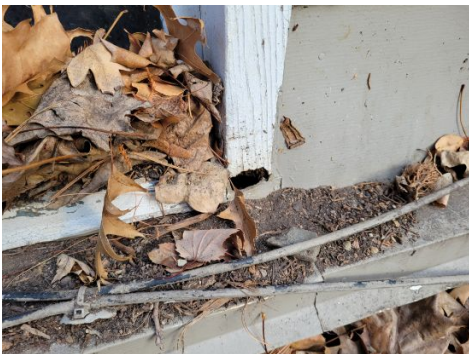
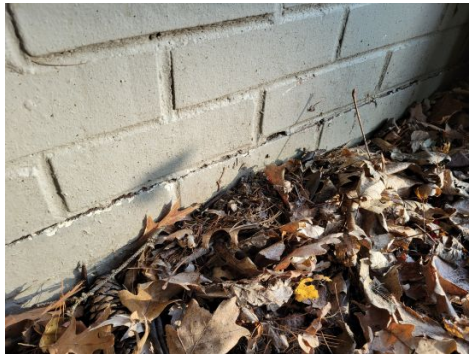
Exterior

1. Exterior Cladding

Materials: Brick Veneer • Wood • Metal Siding

Observations:

- 1.1. Cracked bricks/mortar noted. Further evaluation by a qualified brick mason is recommended and repairs made if necessary.
- 1.2. Loose siding observed. The siding should be properly secured to prevent damage and allow it protect the house.
- 1.3. Moisture damage noted on the wood, so further evaluation is recommended and repairs made as needed.
- 1.4. Peeling paint was observed, so paint repairs are recommended. If soft wood is discovered when preparing the surface for painting, replace the wood before painting.





Note: Not all areas pictured.



2. Fascia

Materials: Wood • Metal

Observations:

2.1. Peeling paint was observed on this area. Paint repairs are recommended at this time to properly protect it from the elements. Soft wood may be discovered during the surface preparation. If so, wood repairs will need to be completed prior to the application of the finish coat of paint.



3. Soffits, Eaves

Materials: Vinyl • Paneling

Observations:

3.1. Appeared in serviceable condition at the time of the inspection.

4. Doorbell

Observations:

4.1. Doorbell button was taped and not tested. Testing is recommended.



5. Entry Doors

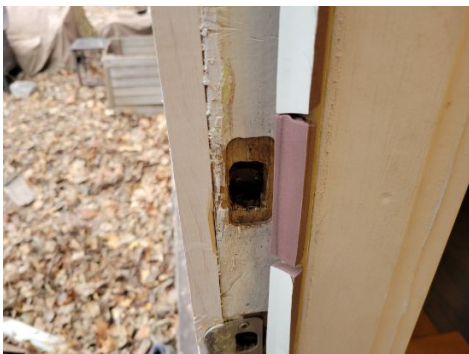
Materials: Metal & Glass

Observations:

5.1. Moisture damage was observed on the door jambs. Repairs are recommended to correct this condition.

5.2. Missing strike plate noted for the deadbolt. Failure to install a strike plate can lead to door jamb damage, so strike plate installation is recommended at this time.

5.3. Rubbing/sticking east door observed. Repairs are recommended to allow the door to open/close easily.



6. Exterior Electrical

Description: Non-Grounded Outlets (2-prong) • **GFCI** Outlets

Observations:

6.1. Accessible outlets functioned properly when tested.

6.2. GFCI outlet present with an open ground condition. That means the outlet is GFCI protected but it does not have an equipment ground. Upgrading the outlet to include an equipment ground is recommended if it is used to power certain devices such as a computer or newer style television that require a ground.

7. Exterior Lighting

Observations:

7.1. The tested lights functioned properly. Some lights appear to be activated by a photocell type switch. Due to this, I was unable to test the light for operation during this inspection.

7.2. Lighting fixture has been removed and the wires have not been terminated properly. A new light fixture should be installed or the wires properly terminated inside a covered junction box to prevent electrical shock or a potential fire. A qualified electrician is recommended to perform such repairs.



8. Exterior Faucets

Observations:

8.1. The front faucet handle will not turn, making the faucet not operational. Further evaluation is recommended, and repairs made on an as needed basis.



Garage

1. Location

Attached - Front of House

Car Spaces: 1

2. Garage Doors

Number of Doors: 1

Description: Metal/Glass

Observations:

2.1. Overhead door is serviceable at the time of the inspection.

3. Garage Door Opener Observations

Manufacturer: Chamberlain

Observations:

3.1. Inoperative at time of inspection. Repairs or possibly a new unit is needed to restore this system to a properly operating condition.



4. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

4.1. Industry standards recommend the testing of garage overhead door openers by placing a 2 x 4 board on the floor and running the door onto it. According to those standards, if the opener stops and reverses it is deemed to be operating satisfactorily. This test will not tell you how much force is required to reverse the garage door opener.

What we independently recommend is holding onto the door (while it is closing) with "reasonable" resistance to see if the opener will reverse - keeping in mind the idea of a small child being caught under the door. Since there is no standard for this approach, we do not attempt it in our inspections. Rather, we check for door and opener mountings, the open/close function and the photo electric sensor's ability to reverse the opener. Older garage door openers do not have the photo sensors present. If small children will be present, having a new garage door opener installed may be a prudent consideration.

5. Ceiling

Materials: Drywall

Observations:

5.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

6. Walls

Materials: Drywall

Observations:

6.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

7. Door to House

Observations:

7.1. Door operated and general condition is consistent with age and wear.

8. Exterior Door

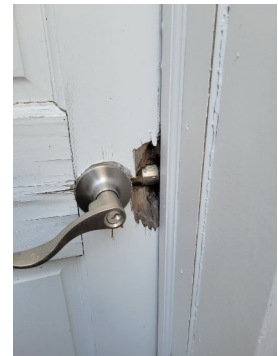
Wood

Observations:

8.1. Unable to test door operation due to storage blocking access at this time.

8.2. Damage observed on the garage side door. Repairs/replacement of the affected door is recommended at this time.

8.3. Paint repairs appear to be needed at the trim, brick mold, and the door. Scraping/prep work should be completed prior to application of the paint. If any soft wood is encountered during the preparation portion of the paint job, wood repairs/replacement would need to be completed as well.



9. Floor/Foundation

Materials: Concrete

Observations:

9.1. Common cracks were observed, but appears functional at this time.

10. Electrical

Description: Non-Grounded Outlets (2-prong)

Observations:

10.1. Accessible outlets were tested and functional.

10.2. GFCI outlet(s) recommended for installation as a safety upgrade.

11. Lights, Switches

Lighting Present

Observations:

11.1. Broken light fixture observed in the room. A replacement fixture is needed to correct this deficiency.



12. Garage Heat

Observations:

12.1. Register observed, which is connected to the house HVAC system. This has been prohibited since 1983 since fumes from the garage can enter the living space. Sealing the register or removing it is recommended.



13. Limitations of Garage Components Inspection

Observations:

13.1. Access to some items such as: electric outlets, windows, wall/floor surfaces, and doors was restricted by storage and personal belongings, any such items are excluded from this inspection report.

Electric Service

1. Service Type

Observations:

- 1.1. Underground
- 1.2. No deficiencies noted



2. Service Amps

Service Size: 100, 120/240 Volt

3. Conductor Type Observations

Materials: Plastic Covered • Cloth Covered (Asphalt Impregnated Cotton)

4. Branch Circuit Observations

Materials: Copper

5. Ground & Bonding

Observations:

- 5.1. Appears to Extend Down from the Meter Base

Electric Panel

1. Location

Locations: Garage, Left

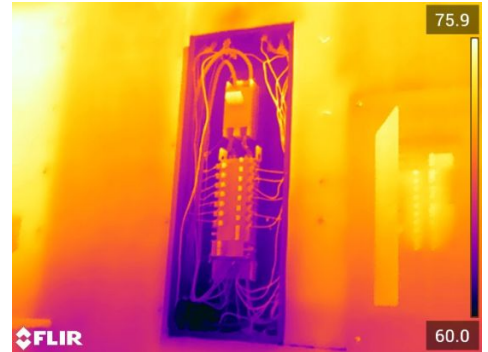
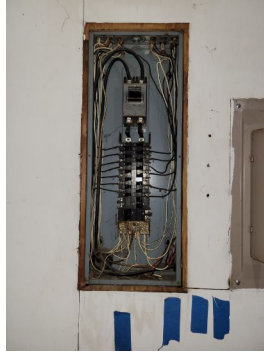
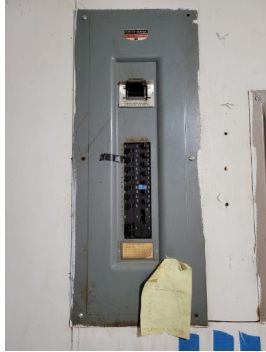
2. Electric Service Panel

Manufacturer: Cutler-Hammer

Observations:

2.1. Panel not completely labeled. All breakers should be labeled as a safety precaution.

2.2. Missing 3 panel cover screws noted. Any missing screws should be replaced with blunt end screws to ensure that the panel is held securely in place.



No Thermal Anomalies
Observed

3. Max Capacity

Panel Max: Not Determined

4. Service Wire/Disconnect

Service Wire: Copper

Disconnect Size: 100 Amp Breaker

5. Breakers/Fuses

Breakers or Fuses: Breakers • Number of 120 single pole breakers or fuses: 14. • Number of 240 double pole breakers or fuses: 2. • Number of empty slots for future use: 0.

6. Panel Bonding

Observations:

6.1. Proper bonding observed in the panel.

Electric Panel 2

1. Location

Locations: Garage, middle

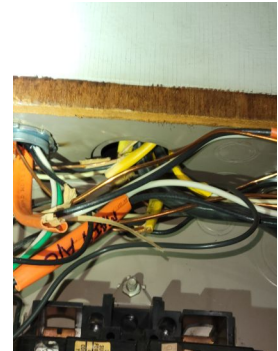
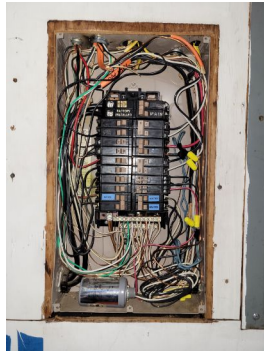
2. Electric Service Panel

Manufacturer: Cutler-Hammer

Observations:

2.1. Panel not completely labeled. All breakers should be labeled as a safety precaution.

2.2. Missing wire clamp noted on the panel box. All cables entering the panel are supposed to enter through a clamp, known as a connector, to secure the wiring and protect the sheathing from damage.



No Thermal Anomalies Observed

3. Max Capacity

Panel Max: 100 Amps

4. Service Wire/Disconnect

Service Wire: Copper

Disconnect Size: 100 Amp Breaker

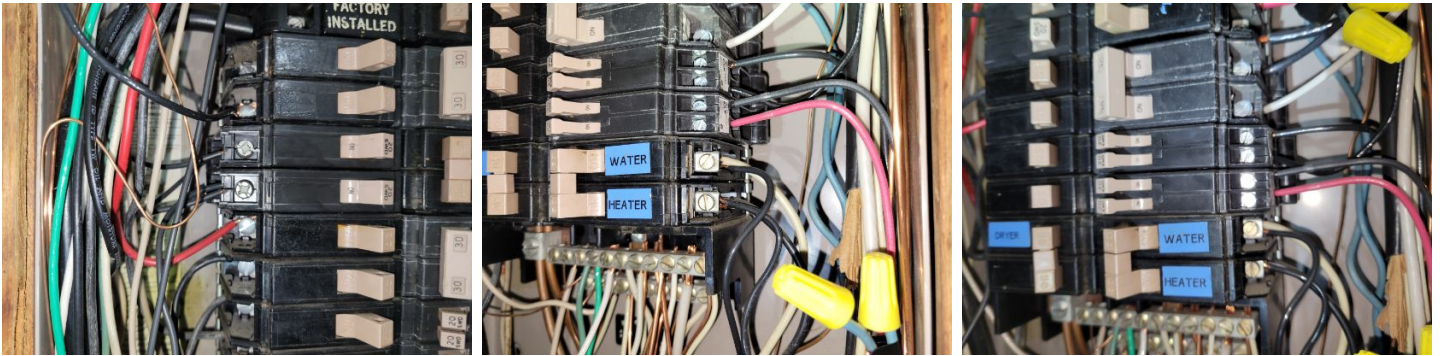
5. Breakers/Fuses

Breakers or Fuses: Breakers • Number of 120 single pole breakers or fuses: 12. • Number of 240 double pole breakers or fuses: 5. • Number of empty slots for future use: 0.

Observations:

5.1. **Double tap**s present in the panel. This means that 2 wires are improperly attached to a breaker that is not "U.L. Approved" for such a connection. Repairs are recommended.

5.2. Improper shared neutral condition noted in the electrical panel. Two circuit breakers in an electrical panel can share one neutral wire as long as the breakers are not on the same "leg" of power. Evaluation and/or repairs by a qualified electrician is recommended.



6. Arc Fault Circuit Interrupters

Observations:

6.1. UPGRADE: Consider adding **AFCI** breakers as an upgrade. AFCI breakers provide protection from parallel arc-faults in house wiring and low level series arc-faults that can occur in cords and inside appliance equipment. Newer standards, that have not been adopted by most municipalities, want AFCI protection on all circuits in the home. The current breakers are functioning properly, but if you desire the additional protection, upgrading is recommended.

7. Panel Bonding

Observations:

7.1. Proper bonding observed in the panel.

Electric Panel 3

1. Location

Locations: Garage, right

2. Electric Service Panel

Observations:

2.1. Client indicated this panel was no longer in use and the panel was not inspected.

Air Conditioning

1. Location

Location of Unit: North

2. A/C Operation

Observations:

2.1. Unable to Test - To avoid possible compressor damage due to outside temperature below 60 degrees in the past 24 hours, the unit was not tested.

3. Exterior Unit

Manufacturer: Bryant

Observations:

3.1. No deficiencies noted.



4. Capacity & Age

Size: 3 Ton

Estimated Age: The exterior unit is approximately 5 years old

5. Area Served

Original portion of the home

Differential: Not Applicable - Unit not tested.

6. Electrical Disconnect

Spade Disconnect

Observations:

6.1. Min Amps: 24.2 Max Amps: 40 as listed on the manufacturer's ID label.

7. Condensate Removal

Condensate Pump

Observations:

7.1. Heard the condensate pump run.

7.2. No deficiencies noted.

Air Conditioning 2

1. Location

Location of Unit: Northwest
Type: Heat Pump

2. A/C Operation

Observations:

2.1. Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.



3. Exterior Unit

Manufacturer: Bryant

Observations:

3.1. No deficiencies noted.



4. Capacity & Age

Size: 2 Ton

Estimated Age: The exterior unit is approximately 5 years old

5. Area Served

Addition area only

Differential: Not Applicable - Unit not tested in cool.

6. Electrical Disconnect

Spade Disconnect

Observations:

6.1. Min Amps: 25 Max Amps: 35 as listed on the manufacturer's ID label.

7. Condensate Removal

Plastic Tubing

Observations:

7.1. Drains to exterior

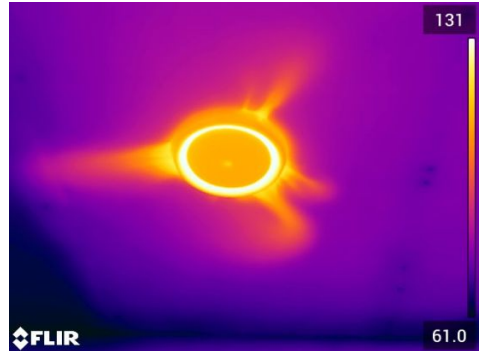
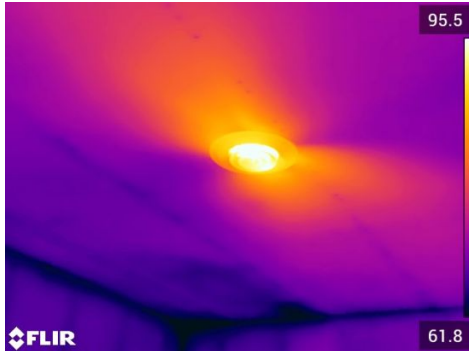
7.2. No deficiencies noted.

Heating System

1. Heating System Operation

Observations:

1.1. Unit operated properly when tested.



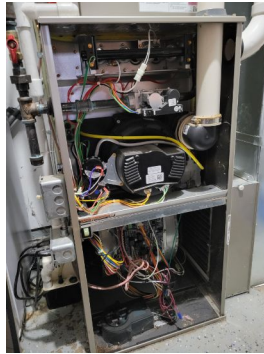
2. Heating System

Bryant

Observations:

2.1. General condition is consistent with age and wear.

2.2. Heating system is located in the garage



3. Type:

Type: Forced Air

Capacity: 80,000 BTU

4. Area Served & Age

Area Served: Original portion of the home

Estimated Age: The heating system is approximately 5 years old.

5. Fuel

Fuel: Natural Gas

6. Distribution

Materials: Metal Ducts • Insulated Flex Ducts

7. Flue

Materials: **PVC**

Observations:

7.1. No deficiencies observed at this time.

8. Filter

Location of Filter: Right side of the furnace

Type & Size: Disposable • Size Not Determined

Observations:

8.1. High efficiency filter installed on the HVAC system. Check this filter monthly, gently vacuum the surface every 2-3 months and anticipate replacing it annually.



9. Thermostat Observations

Observations:

9.1. Digital

Plumbing

1. Water Source

Municipal

How Verified: Visual Inspection

2. Service Line

Materials: Copper

Observations:

2.1. Water service line appeared serviceable at time of inspection.

3. Main Water Shutoff

Location: Laundry Area

Observations:

3.1. No deficiencies noted.



4. Water Lines

Materials: Copper

Observations:

4.1. Visible water lines appeared serviceable at time of inspection.

5. Sewage Disposal

Municipal

How Verified: Not Verified

6. Drain Pipes

Materials: PVC • Cast Iron • Galvanized

Observations:

6.1. Visible drain lines appeared serviceable at time of inspection.

7. Service Caps

Observations:

7.1. Clean out observed and appeared serviceable at time of inspection.



8. Gas Meter

Observations:

8.1. Gas meter/ main shutoff valve is located on the east side of the structure.



9. Gas Service Lines

Materials: Black Iron • Flex Gas Line (**CSSI**-Corrugated Stainless Steel Tubing with Arc Resistant Protective Jacket) • Copper

Observations:

9.1. Visible gas lines appeared serviceable at time of inspection.

9.2. Copper gas line replacement is recommended as an 'upgrade'. The sulfides in the odorants added to natural gas can deteriorate copper, thus making it susceptible to leakage. Upgrading the copper gas lines to currently 'approved' type of gas line material is highly recommended as a safety precaution.

Water Heater

1. Water Heater Operation

Observations:

1.1. Water heater operated properly when tested.

2. Water Heater

Manufacturer: American

Observations:

2.1. Water heater is located in the laundry room

2.2. Improper use of a power cord to power the water heater. The water heater has a power cord plugged into an outlet which is improper since a power cord is only supposed to be used on appliances that need to be moved frequently for repair. The water heater should be hard-wired to a switch as the disconnect. Repairs are recommended.



3. Fuel:

Fuel: Electric

Capacity: 40 Gal.

4. Area Served & Age

Area Served: Entire Home

Estimated Age: The water heater is approximately 20 years old which is beyond its designed life. Based on the location, quality of the unit, and other factors, so budget for a replacement unit.

5. TPR

Materials: Copper

Observations:

5.1. No deficiencies noted.

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Central vacuum systems are not tested during the inspection. Please test the unit prior to closing. Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

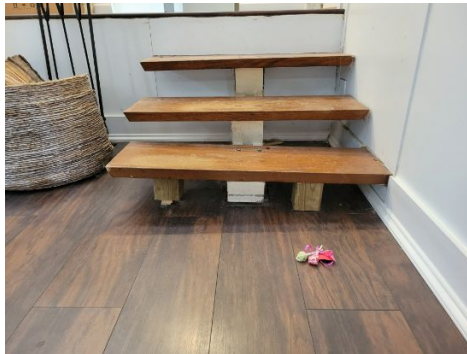
1. Stairs/Handrails

Wood Stairs, Complete Handrail System

Observations:

1.1. Upgrading the handrail to today's standards is recommended. That may include enclosing openings to meet the 4" rule or having a grippable handrail that is continuous from bottom to the top and turns back into the wall.

1.2. Uneven stair treads were noted at the stairway. This is a tripping hazard, so I recommend further evaluation and repairs by a qualified carpenter.



2. Ceiling

Materials: Drywall • Fiberboard Tiles

Observations:

2.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

3. Walls

Materials: Drywall

Observations:

3.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

4. Floors

Materials: Wood • Engineered Wood • Tile • Vinyl Floor Covering

Observations:

4.1. Damaged flooring material observed. Flooring repairs are recommended.



5. Doors

Hollow Wood

Observations:

5.1. Operated when tested. No deficiencies noted.

6. Closets

Observations:

6.1. Inspected closets appeared functional.

7. Windows

Materials: Vinyl Slider • Wood Casement

Observations:

7.1. Stuck windows noted in the east room. Adjustments or repairs are recommended to restore the windows to an operational condition. Since windows also serve as a potential escape route, all windows should be kept in operational condition.



8. Electrical

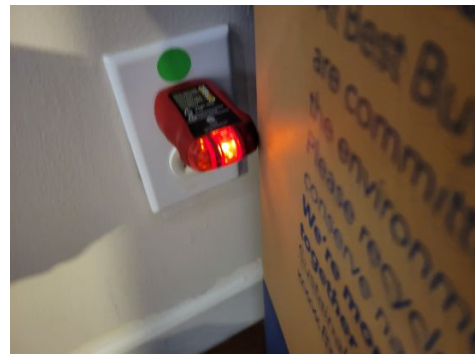
Description: Grounded Outlets (3-prong) • Non-Grounded Outlets (2-prong)

Observations:

8.1. Open ground condition found on many of the outlets in this house. This condition is common due to the wiring, hot & neutral wires only, used during the time period the house was constructed and the desire to change or decorate for modern times. The house's original 2-prong non grounded outlets have been replaced with a 3-prong outlet but a ground wire doesn't exist which causes the issue. Just because an electric panel has been upgraded and some wiring has been changed does not guarantee that all of the wiring has been replaced with wiring that includes a ground wire. The wiring is still safe, but is identified in the report since some appliances (refrigerators, microwaves, surge protectors, desk top computers, clothes washers, etc.) do need the ground to be functional in the outlet to work safely/properly. In most cases, the 3-prong outlets have been installed out of convenience and/or cost and we are identifying the condition for you since you can not tell if it is grounded by looking at it. A 2-prong outlet is harder to find and usually costs 4 times the price of a 3-prong outlet which makes it the choice of most homeowners changing outlets. Replacing the 3-prong outlets with a 2-prong or GFCI outlets is usually the proper solution.

As an additional note, the standard sales contract for Champaign County has verbiage that states that it is not required that 3-prong outlets not served by a ground wire be grounded to be considered in normal working condition since this comes up on old houses very frequently. We are notifying you to make sure if you have an item that needs a ground that you are aware of which outlets to use.

Areas around water where a GFCI is recommended will still show up in the detail as open ground.



Not all instances pictured

9. Lights, Switches

Materials: Lighting Present

Observations:

9.1. Lights operated when tested.

9.2. The switch operates an outlet or portion of an outlet in the room to allow the switching of a lamp.

10. HVAC Source

Materials: Ceiling Registers

Observations:

10.1. Heating source is working at the time of the inspection.

11. Smoke Detectors

Present: Observed

Observations:

11.1. Units were tested and functioned at the time of the inspection.

11.2. Additional smoke detectors are recommended for installation in this house as a safety precaution. Since July 1988 smoke detectors are required for existing houses on each floor and within 15 feet of sleeping quarters. Now they want units to be in bedrooms and can be connected wirelessly or hard wired to allow all units to alarm when one unit is triggered.

There are 2 types of smoke detectors, ionization and photoelectric. In tests, ionization alarms will typically respond about 30 to 90 seconds faster to "fast-flame" fires than photoelectric smoke alarms. However, in smoldering fires ionization alarms respond an average of 15 to 50 minutes slower than photoelectric alarms.

Test all smoke detectors monthly, replace the battery at least once per year, and install brand new smoke detectors every 10 years. Some of the new units have a sealed battery that requires no maintenance for the entire 10 years.

12. Carbon Monoxide Detectors

Observations:

12.1. Units were tested and functioned at the time of the inspection.

12.2. Test all CO detectors monthly, replace the battery at least once per year, and install brand new detectors if they are older than 10 years. Some of the new units have a sealed battery that requires no maintenance for the entire 10 years. Manufacture dates were not checked during the inspection.

13. Limitations of Interior Components Inspection

Observations:

13.1. Access to some items such as: electric outlets, windows, wall/floor surfaces, and cabinet interiors was restricted by furniture and large quantity of personal belongings, any such items are excluded from this inspection report.

13.2. Interior appears to have been recently painted.

Laundry

Clothes washers and dryers are not tested during our inspection, so testing them for proper operation is recommended.

1. Locations

Locations: Hallway Closet

2. Ceiling

Observations:

2.1. General conditions of ceilings are consistent with age and wear.

3. Walls

Observations:

3.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Doors

Observations:

5.1. Tested doors appeared functional at the time of the inspection.

6. Electrical

Description: Non-Grounded Outlets (2-prong)

Observations:

6.1. Clothes washer outlet is a non-grounded outlet(2-prong). This is considered to be an unsafe condition due to the use of an adapter, so upgrading this outlet to a properly grounded or GFCI outlet is recommended as a safety precaution. Further evaluation by a qualified electrician is recommended and the appropriate repairs performed.

7. Lights, Switches

Observations:

7.1. Lights operated when tested.

8. HVAC Source

Observations:

8.1. No HVAC is typically required when the room is surrounded by interior walls.

9. Washer Hose Bib

Observations:

9.1. Observed only, not tested. Appears serviceable at the time of the inspection.



10. Washer Drain

Observations:

10.1. Drains to Wall Mounted Drain

10.2. Observed only, not tested. Appears serviceable at the time of the inspection.

11. Dryer Hookup

Observations:

11.1. Electric Hookup observed

11.2. Gas Hookup observed

12. Dryer Vent

Materials: Aluminum Foil Flex • Corrugated Metal Flex

Observations:

12.1. Dryer vent appeared serviceable at time of inspection.

12.2. If you choose to use the gas hookup, the venting material should be changed to either rigid or corrugated metal vent lines as a safety precaution. Gas dryers vent carbon monoxide, as well as lint and moisture, through the vent. Plastic or aluminum foil flex is very susceptible to damage/holes thus allowing the gases inside the structure.



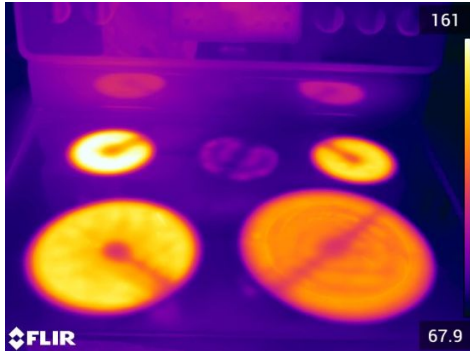
Kitchen

1. Cooking Appliance

Materials: Electric Range

Observations:

1.1. The heating elements/burners and oven operated when tested. This does not confirm the efficiency of the system.



2. Stove Hookup

Observations:

2.1. Electric Hookup

3. Ventilator

Observations:

3.1. Tested - The fan unit does not vent to the exterior of the house, it simply returns the air back into the kitchen area. This is known as a recirculating type fan.

4. Dishwasher

Observations:

4.1. The dishwasher was operated and functioned as intended at the time of the inspection.

5. Refrigerator

Observations:

5.1. Refrigerator was operational at the time of the inspection.



6. Microwave

Observations:

6.1. The microwave was operated and functioned as intended at the time of the inspection.

7. Sink/Basin

Stainless Steel

Observations:

7.1. Flexible drain line in use on the drain line. Flexible drain lines are very susceptible to developing leaks and are, therefore, a poor and improper material for drain lines or traps. All drainage pipes and fittings should be smooth-wall material with no ridges, ledges or bends that will slow down or stop flow. Flexible material is unsanitary and has a greater tendency to clog. Further evaluation by a qualified plumber is recommended and repairs made as needed.



8. Disposal

Observations:

8.1. The garbage disposal was tested and was functional at the time of the inspection.

9. Electrical

Description: Grounded Outlets (3-prong) • GFCI Outlets

Observations:

9.1. Accessible outlets were tested and functional.

9.2. Open grounds noted at some 3 prong outlets. Any 3-prong outlet installed in a house is supposed to be properly grounded. Repairs are recommended to correct this condition.

9.3. Missing cover plates noted since the room is being painted. All switches and outlet boxes should have covers installed on them at all times as a safety precaution. A person can come into contact with energized electrical components, so replacing them once painting is completed is recommended.



10. Lights, Switches

Observations:

10.1. Lights operated when tested.

11. Counter Tops

Materials: Laminate

Observations:

11.1. The counter tops are in acceptable condition with normal wear for age.

12. Cabinets

Observations:

12.1. Wood & Composite Materials

12.2. The cabinets were in acceptable condition.

13. Ceiling

Observations:

13.1. General conditions of ceilings are consistent with age and wear.

14. Walls

Observations:

14.1. General conditions of the walls are consistent with age and wear.

15. Floors

Observations:

15.1. No deficiencies noted, normal wear and age.

16. HVAC Source

Observations:

16.1. Heating source is working at the time of the inspection.

Half Bathroom

1. Locations

Locations: 1st Floor Half

2. Ceiling

Observations:

2.1. Some cosmetic, common small cracks and typical flaws in the finish which this is normal wear for age of home.

3. Walls

Observations:

3.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Doors

Observations:

5.1. Entry door will not latch. Minor adjustments/repairs are recommended to restore the door to an operational condition.

6. Electrical

Description: GFCI Outlet

Observations:

6.1. GFCI outlet present with an open ground condition. That means the outlet is GFCI protected but it does not have an equipment ground. Upgrading the outlet to include an equipment ground is recommended if it is used to power certain devices such as a computer or newer style television that require a ground.

7. Lights, Switches

Observations:

7.1. Lights operated when tested.

8. Sink/Basin

Pedestal

Observations:

8.1. Loose sink noted. Sink needs to be properly secured to correct this condition. Failure to properly secure the sink can result in plumbing damage/leaks.

9. Toilet

Observations:

9.1. Operated when tested. No deficiencies noted.

10. HVAC Source

Observations:

10.1. No HVAC is typically required when the room is surrounded by interior walls.

Bathroom

1. Locations

Locations: Hall

2. Ceiling

Observations:

2.1. General conditions of ceilings are consistent with age and wear.

3. Walls

Observations:

3.1. General conditions of the walls are consistent with age and wear.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Doors

Observations:

5.1. Loose door knob hardware was noted. Repairs are needed to tighten up the hardware.

6. Windows

Observations:

6.1. Window will not latch. Repairs or adjustments are recommended to allow the latch to function.

7. Electrical

Description: GFCI Outlets

Observations:

7.1. Outlets functioned properly when tested.

8. Lights, Switches

Observations:

8.1. Lights operated when tested.

9. Sink/Basin

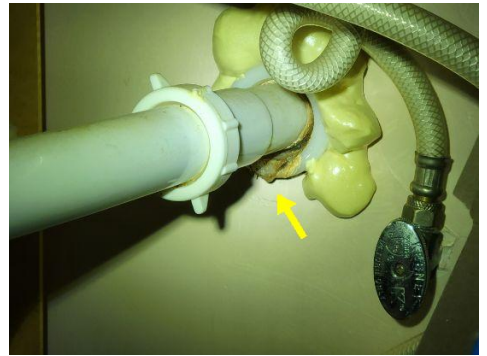
Cultured Marble-2 Bowls

Observations:

9.1. Low water flow was noted while testing the left faucet. Repairs are recommended to ensure adequate water flow is maintained at this unit. Further evaluation by a qualified plumber is recommended and repairs made as needed.

9.2. Flexible drain line in use on the drain lines. Flexible drain lines are very susceptible to developing leaks and are, therefore, a poor and improper material for drain lines or traps. All drainage pipes and fittings should be smooth-wall material with no ridges, ledges or bends that will slow down or stop flow. Flexible material is unsanitary and has a greater tendency to clog. Further evaluation by a qualified plumber is recommended and repairs made as needed.

9.3. Leaking drain lines noted under the sink. Repairs are needed to correct this condition.



10. Toilet

Observations:

10.1. Operated when tested.

10.2. The toilet is loose at the floor. Repairs are needed to ensure leakage does not occur.

11. Tub & Tub/Shower

Materials: Built-In Tub w/Tile Surround

Observations:

11.1. Operated when tested.

11.2. Loose tile and cracked mortar observed around the tub. Tile repairs are recommended to ensure water damage does not occur to the areas behind the tile.

11.3. Missing tub stopper noted, so a replacement stopper is needed at this time. Due to this, the plumbing drains were not tested with our standard testing process.



12. HVAC Source

Observations:

12.1. Heating source is working at the time of the inspection.

12.2. Loose register cover noted, so repairs are recommended.

13. Ventilation

Observations:

13.1. Noisy fan unit noted. Adjustments/repairs sound like they are needed, and it is possible that a replacement fan unit may be needed in order to correct this issue.

Master Bathroom

1. Locations

Locations: 2nd Floor Master

2. Ceiling

Observations:

2.1. Some cosmetic, common small cracks and typical flaws in the finish which this is normal wear for age of home.

3. Walls

Observations:

3.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Doors

Observations:

5.1. Tested doors appeared functional at the time of the inspection.

6. Windows

Observations:

6.1. Fixed Pane

7. Electrical

Description: GFCI Outlet

Observations:

7.1. Outlets functioned properly when tested.

8. Lights, Switches

Observations:

8.1. Lights operated when tested.

9. Sink/Basin

Cultured Marble

Observations:

9.1. Loose faucet observed. Securing the unit is recommended to prevent any connections from coming loose.

10. Toilet

Observations:

10.1. Operated when tested. No deficiencies noted.

11. Tub & Tub/Shower

Materials: Built-In Tub w/Tile Surround

Observations:

11.1. Missing tub stopper noted, so a replacement stopper is needed at this time. Due to this, the plumbing drains were not tested with our standard testing process.



12. HVAC Source

Observations:

12.1. Heating source is working at the time of the inspection.

13. Ventilation

Observations:

13.1. Electric Unit

13.2. The north fan was inoperative when switched on, so repairs are needed to correct this condition.

Bedrooms

1. Locations

Locations: Northeast • Northwest • Southwest

2. Ceiling

Observations:

2.1. Some cosmetic, common small cracks and typical flaws in the finish which this is normal wear for age of home.

3. Walls

Observations:

3.1. General conditions of the walls are consistent with age and wear.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Doors

Observations:

5.1. Rubbing/sticking northeast bedroom entry door observed. Repairs are recommended to allow the door to open/close easily.

6. Windows

Observations:

6.1. Bottom sash falls down when released and will not stay open. Repairs are recommended to allow the window to function properly.

6.2. Fogged glass pane is present in the northwest bedroom due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required.



7. Closets

Observations:

7.1. Inspected closets appeared functional.

8. Electrical

Non-Grounded Outlets (2-prong)

Observations:

8.1. Accessible outlets were tested and functional.

9. Lights, Switches

Observations:

9.1. The switch operates an outlet or portion of an outlet in the room to allow the switching of a lamp.

9.2. Inoperative closet light observed in the southwest bedroom. The pull chain did not operate the light when tested. The bulb should be replaced first and if the light still fails to operate, then further evaluation is needed and repairs made as necessary.

9.3. Missing light bulb observed in the northwest bedroom closet, so the light was not tested. Replace the bulb and test the light to ensure it is functional.



10. HVAC Source

Observations:

10.1. Heating source is working at the time of the inspection.

Master Bedroom

1. Locations

Locations: 2nd Floor Master

2. Ceiling

Observations:

2.1. Some cosmetic, common small cracks and typical flaws in the finish which this is normal wear for age of home.

3. Walls

Observations:

3.1. Some cosmetic, common small cracks and typical flaws in the finish noted. This is normal wear for age of home.

4. Floors

Observations:

4.1. No deficiencies noted, normal wear and age.

5. Windows

Observations:

5.1. Fogged glass pane is present due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required.

5.2. Fixed pane windows noted in this room which does not allow an escape route. Adding an escape route is recommended.



6. Closets

Observations:

6.1. Inspected closets appeared functional.

7. Electrical

Description: Non-Grounded Outlets (2-prong)

Observations:

7.1. Accessible outlets were tested and functional.

8. Lights, Switches

Observations:

8.1. Lights operated when tested.

8.2. Missing dimmer knob. Replacement knob is recommended to allow easy control of the light.



9. HVAC Source

Observations:

9.1. Heating source is working at the time of the inspection.

Fireplace

1. Fireplace / Stove

Metal Prefab

Observations:

1.1. General condition is consistent with age and use.

1.2. Operation Note: If you burn wood in the fireplace more than six times in a year, you should have it professionally cleaned annually. If you burn fires six or less times, clean the unit every 2 years as a safety precaution.



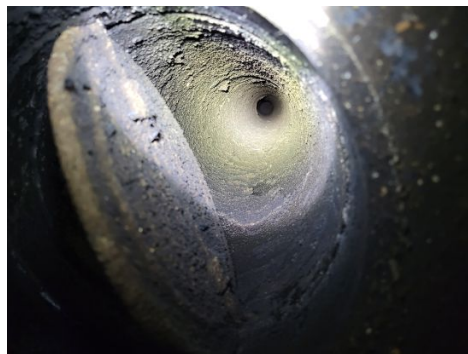
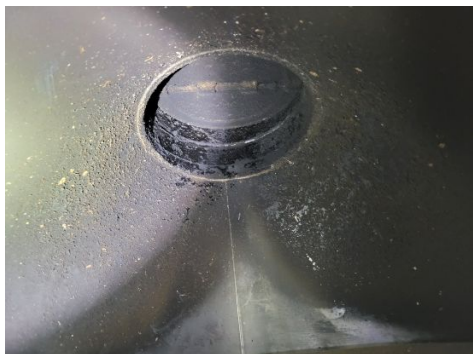
2. Flue

Type: Metal Piping

% Inspected: 100% Inspected

Observations:

2.1. Recommend cleaning/sweeping the flue. I recommend having this cleaning performed by a qualified chimney sweep prior to burning any fires in this fireplace.



Attic

1. Location - Inspection - Limitations

Attic Location: House & Garage

Method of Inspection: Climbed Through a Portion of the Attic

2. Access

Access Location: Garage

Access: Pull-down Wood Stairs

Observations:

2.1. Missing nails noted securing the stairs. Most pull down stairs require nails in the holes of the spring brackets for additional support, so add nails per manufacturer's guidelines.

2.2. Loose bracket noted at the top of the stairs, so repairs are recommended.



3. Roof Framing

Materials: Trusses

Observations:

3.1. Modified wood trusses observed. The inner web has been cut/moved on the trusses in the main portion of the attic. On this type of framing system, no modifications are typically permitted per the manufacturer's specifications. Further evaluation by a qualified carpenter is recommended and repairs made as needed.



4. Sheathing

Materials: Oriented Strand Board (OSB) • Plywood

Observations:

4.1. General condition is consistent with age. No visible deficiencies noted.

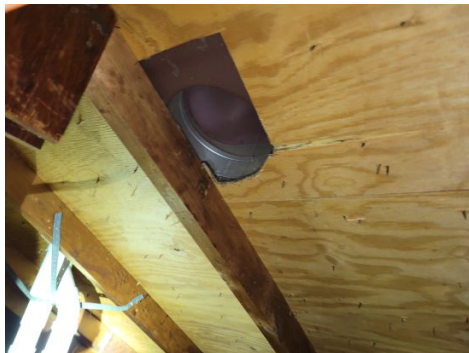


5. Ventilation

Materials: Roof and Soffit Vents

Observations:

5.1. The ventilation appeared to be functioning as intended.



6. Insulation type/depth

Type: Fiberglass Batts • Fiberglass Blown-in

Insulation Depth: 6" - 10"

Observations:

6.1. Insulation voids found using an Infrared camera and verified while inspecting the attic.

Insulation installation is recommended.



7. Vapor Barrier

Materials: Not Visible

8. Attic Electrical

Materials: Wiring - Limited view due to insulation installation in the attic.

Observations:

- 8.1. Uncovered junction boxes observed which leaves the wiring susceptible to damage. Install a proper cover on each box to correct this deficiency. Not all of the boxes may be pictured.
- 8.2. Improper wire terminations observed. All wire terminations should be contained in a properly sized, securely mounted, covered junction box. Repairs are recommended as a safety precaution.
- 8.3. Missing cover plate noted. All switches and outlet boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components.



9. Bathroom Fan Venting

Observations:

- 9.1. Bathroom fan currently vents directly into the attic, not the exterior of the house. This type of venting can cause moisture damage within the attic. All bath fans are now recommended to vent to the exterior of the house as a mold and moisture prevention measure. Routing the vents to the exterior may not have been 'required' when this house was constructed, but is now recommended as an "upgrade".



Structural Components

1. Structure

Observations:

1.1. Wood Frame

1.2. No visible deficiencies noted.

2. Foundation Observations

Materials: Slab on Grade

Observations:

2.1. Damaged block observed on the wall of the foundation. A qualified brick mason should be contacted to provide further inspection and repairs made as needed.



3. Limitations/Observations of Structural Components Inspection

Observations:

3.1. Concrete slab floor was not visible due to floor coverings installed throughout the house. Therefore, a visual inspection of the slab surface was not possible.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Pristine Inspections & Testing - FINAL WALK-THROUGH CHECKLIST

The final walk-through gives homebuyers an opportunity to inspect the property **before** closing on the sale of the property. During the walk-through, buyers can determine if the repair work they requested in the agreement has been completed. They can also **confirm** that the **condition** of the property has not changed or deteriorated since the inspection or the last time it was seen.

Because the walk-through takes place only a few days or even hours before closing, it is easy for excited homebuyers to skip taking another careful look at the property. However, being thorough during these final steps can save you from unexpected headaches and expenses.

Bring this checklist to the walk-through to keep you on track and be sure to address any issues before closing. This is your final opportunity to verify that things are working as expected and to test items that may not have been able to be tested due to conditions at that time.

	CHECKED
Have requested repairs been made? Check or test items.	
Do you have receipts for repairs performed?	
Have you checked items not tested or checked during the home inspection?	
Ex: furniture or storage preventing testing doors, windows, outlets	
or temperature prevented testing the A/C unit	
Check for items purchased with the house:	
Drapes	
Appliances	
Play structures	
Remote controls: ceiling fans, garage doors, automatic window blinds	
Check Mechanicals and Plumbing:	
Furnace - Is it heating? Do you have heat in all rooms?	
A/C - Is it cooling? (don't test if it is below 65 F)	
Water heater - Do you have hot water?	
Check water at all sinks, tubs, showers, exterior and garage hose faucets	
Do the jets work on the spa tub?	
Toilets flush?	
Leaks under sinks?	
Washer, Dryer, Dishwasher, Stove, Microwave, Refrigerator	
Miscellaneous Items:	
Lights	
Windows	
Doors - interior and doors to the outside	
Garage door openers	
Smoke Detectors	
CO detectors	
Doorbell	

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your inspector did not find signs of mold or water damage, you should look for these during the final walk-through.