Inspection Report

Sample Report

Property Address:

Finest Home Inspection

Jon Ellis 450011581
711 S Elm Blvd
Champaign, IL 61820
217-552-2700

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Date: 5/8/2016	**Time:** 10:00 AM	**Report ID:** 20160508
Property:	**Customer:** Sample Report	**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.

Standards of Practice:	**In Attendance:**	**Type of building:**
INACHI National Association of Certified Home Inspectors, Illinois	Customer and their agent	Single Family (2 story)

Approximate age of building:	**Temperature:**	**Weather:**
Over 25 Years	Over 65 (F) = 18 (C)	Clear

Ground/Soil surface condition:	**Rain in last 3 days:**
Dry	No

General Repair Summary

Finest Home Inspection

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217-552-2700

Customer
Sample Report

Address

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. Roofing

Roof Coverings

Inspected, Repair or Replace

1 Roof shingles were in good condition, perhaps half-way through a 25-35 year life span. There were just a couple indented spots that require repair, close to a passive vent on the South end of the lower shed type roof.

Item 1 - Item 1(Picture)

Flashings

Inspected, Repair or Replace

2 (1) The cricket flashing on the uphill side of the chimney was showing corrosion and should be cleaned, primed, and painted by a qualified contractor.

Item 2 - Item 1(Picture)

3 (2) Best practices includes drip edge flashing on the sloped edge of the roof. Monitor for signs of water intrusion and have drip edge installed on the rakes by a qualified contractor.

Item 3 - Item 1(Picture)

Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

4 (2) The chimney crown (the cement top layer of the chimney) has cracks that need to be repaired. Also, the edge of the chimney crown does not overhang the brick vertical surface of the chimney structure. These issues should be corrected. Moisture intrusion can damage the brick and work its way into the framing of the house, resulting in costly repairs down the road.

Item 4 - Item 1(Picture)

2. Exterior

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

5 Cut back all landscaping at least 12-18 inches from the house to minimize damage to the siding.

Item 5 - Item 1(Picture)

Eaves, Soffits and Fascias

Inspected, Repair or Replace

6 (1) The soffit at the South East corner of the house is showing signs of water damage. Recommend having this area examined and repaired by a qualified contractor.

Item 6 - Item 1(Picture)

7 (4) The corner trim at the South West edge needs priming and painting right away. It is on the edge of being damaged by moisture. If not treated soon, it will require replacement and could lead to further damage by water intrusion.

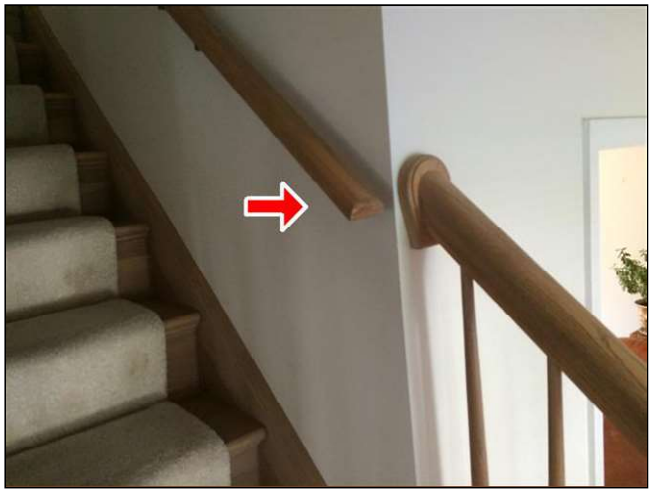
Item 7 - Item 1(Picture)

4. Interiors

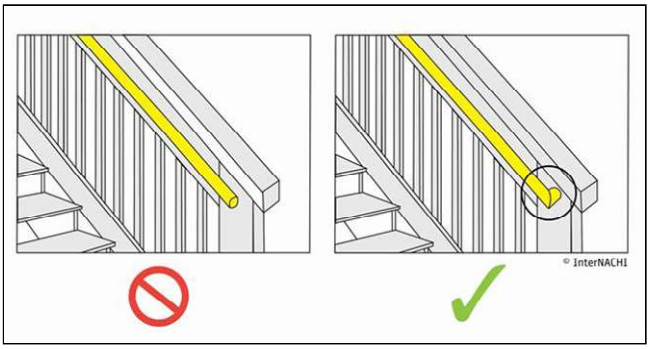
Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

8 The handrail should turn back into the wall so as not to leave a snag danger which can lead to a fall down the stairs. I recommend having corrected by a qualified contractor.



Item 8 - Item 1(Picture)



Item 8 - Item 2(Picture)

6. Plumbing System

Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

9 There is a p-trap installed up-side-down at the garbage disposal in the kitchen. Have this corrected by a qualified contractor to improve the drainage and reduce the likelihood of sewer gas entering the kitchen.

Item 9 - Item 1(Picture)

7. Electrical System

Carbon Monoxide Detectors

Not Present, Repair or Replace

10 No Carbon Monoxide Detectors were found. The inspector strongly recommend having at least one in the upstairs bedroom hallway, one on the main floor, and one by the mechanical equipment in the basement.

9. Insulation and Ventilation

Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

11 None of the bathroom exhaust fans vent to the exterior and should be corrected by a qualified contractor. The vents either terminate into the ridge vent system or the soffit vent system.. Adding moist air to the attic can cause serious problems over time.

Item 11 - Item 1(Picture)

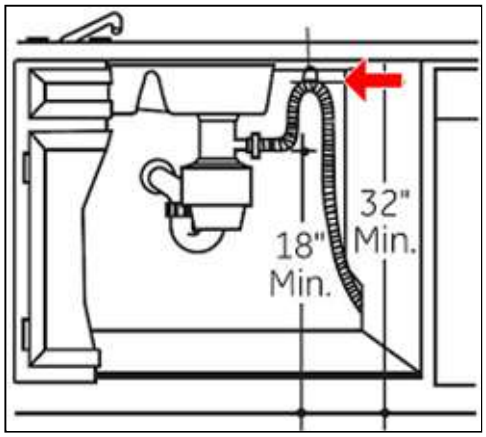
Item 11 - Item 2(Picture)

10. Built-In Kitchen Appliances

Dishwasher

Inspected, Repair or Replace

12 The drain of the dishwasher needs have a high loop to prevent sink water from backing up into the machine.



Item 12 - Item 1(Picture)

Ranges/Ovens/Cooktops

Inspected, Repair or Replace

13 The gas burners were difficult to light and did not work consistently. Recommend having serviced by a qualified contractor.

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 Jon Ellis

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Architectural
Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
Three

Chimney (exterior):
Brick

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			•
1.2	Skylights, Chimneys and Roof Penetrations	•			•
1.3	Roof Drainage Systems	•			•
		IN	NI	NP	RR

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

Comments:

1.0 Roof shingles were in good condition, perhaps half-way through a 25-35 year life span. There were just a couple indented spots that require repair, close to a passive vent on the South end of the lower shed type roof.

1.0 Item 1(Picture)

1.1 (1) The cricket flashing on the uphill side of the chimney was showing corrosion and should be cleaned, primed, and painted by a qualified contractor.

1.1 Item 1(Picture)

1.1 (2) Best practices includes drip edge flashing on the sloped edge of the roof. Monitor for signs of water intrusion and have drip edge installed on the rakes by a qualified contractor.

1.1 Item 2(Picture)

1.2 (1) No evidence of water intrusion was seen at the three skylights, but new caulk should be added to the uphill edge of the skylight. The caulk at this intersection of the roof and the skylight flashing is showing signs of wear. Water intrusion through skylights can lead to costly repairs.

1.2 Item 1(Picture)

1.2 (2) The chimney crown (the cement top layer of the chimney) has cracks that need to be repaired. Also, the edge of the chimney crown does not overhang the brick vertical surface of the chimney structure. These issues should be corrected. Moisture intrusion can damage the brick and work its way into the framing of the house, resulting in costly repairs down the road.

1.2 Item 2(Picture)

1.3 Gutter downspout of upper roof drains onto the shingles of the lower roof. This can short the life span of the shingles and possibly causing water intrusion into the roof structure. As an improvement, I recommend extending downspout to another gutter.

1.3 Item 1(Picture)

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 home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:
Vinyl

Exterior Entry Doors:
Steel
Fiberglass

Appurtenance:
Deck with steps

Driveway:
Asphalt

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			•
		IN	NI	NP	RR

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

Comments:

2.0 (1) Joints in the exterior trim need caulking and painting. Recommend having a qualified contractor check all joints in wood trim and maintain as necessary. These wide boards will be susceptible to cuping and cracking if not properly maintained with caulk and paint.

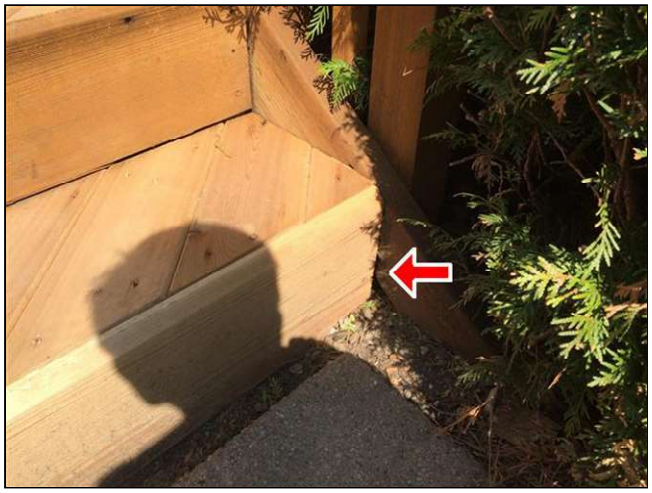
2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 (2) Trim around the garage door has some areas beginning to weather. Strongly recommend repairing before replacement becomes necessary and the possibility of water intrusion and more serious damage occur.

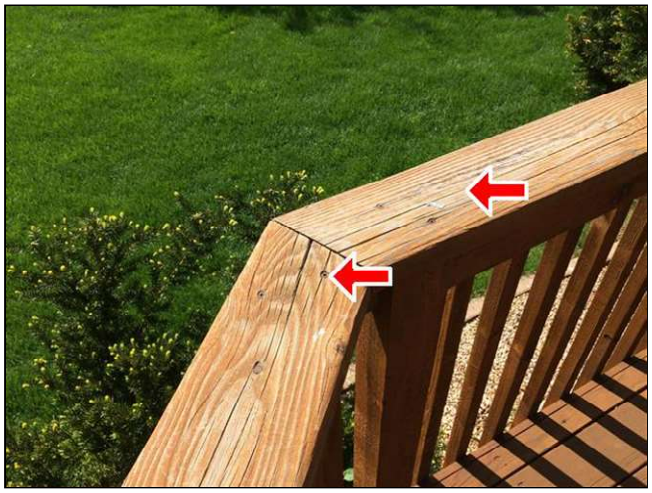
2.0 Item 3(Picture)

2.3 (1) The trim board at the bottom of the steps to the deck is showing some damage from rot. There was a previous repair of the stair riser. This area is prone to trouble with moisture and should be maintained regularly.



2.3 Item 1(Picture)

2.3 (2) The wood preservative on the deck is beginning to show weakness in areas and should be re-treated soon to lengthen its usefull life.



2.3 Item 2(Picture)

2.4 Cut back all landscaping at least 12-18 inches from the house to minimize damage to the siding.

2.4 Item 1(Picture)

2.5 (1) The soffit at the South East corner of the house is showing signs of water damage. Recommend having this area examined and repaired by a qualified contractor.

2.5 Item 1(Picture)

2.5 (2) The lower soffit by the back door is showing some light surface mildew. Recommend cleaning and monitoring for further trouble. Mildew build up can shorten the protection of the paint and lead to premature damage.

2.5 Item 2(Picture)

2.5 (3) Fascia at the South West corner of the house should be trimmed back from the roofing shingles so it doesn't wick up additional moisture and have issues with rotting.

2.5 Item 3(Picture)

2.5 (4) The corner trim at the South West edge needs priming and painting right away. It is on the edge of being damaged by moisture. If not treated soon, it will require replacement and could lead to further damage by water intrusion.

2.5 Item 4(Picture)

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. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

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Comments:

3.2 (1) Slight hairline crack in garage floor is typical but should be monitored for any change or increase in the future.

3.2 Item 1(Picture)

3.2 (2) The joint between the asphalt driveway and the concrete garage floor should be filled with a high quality polyurethane caulk or similar to minimize water intrusion and damage to both surfaces.

3.2 Item 2(Picture)

4. Interiors

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.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Laminated T&G
Tile

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Single-hung
Storm windows

Window Manufacturer:
MILGARD

Cabinetry:
Wood

Countertop:
Granite

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			
		IN	NI	NP	RR

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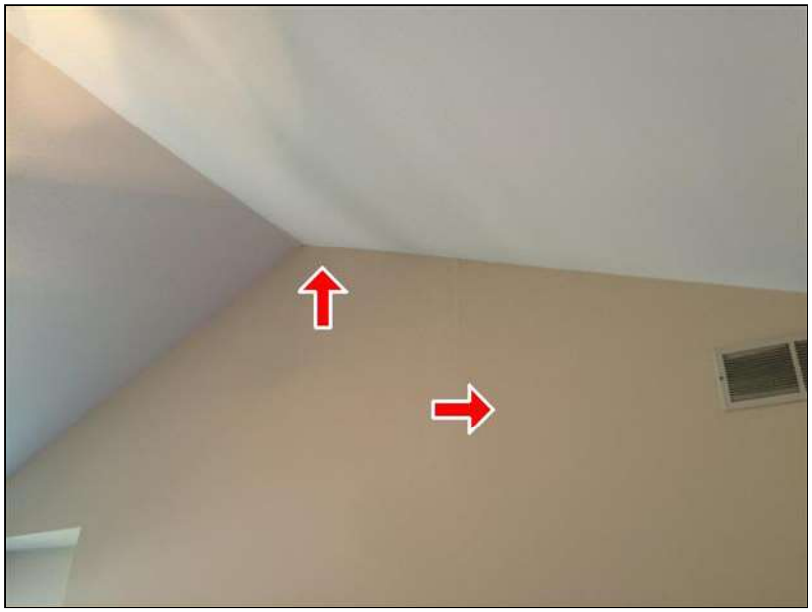
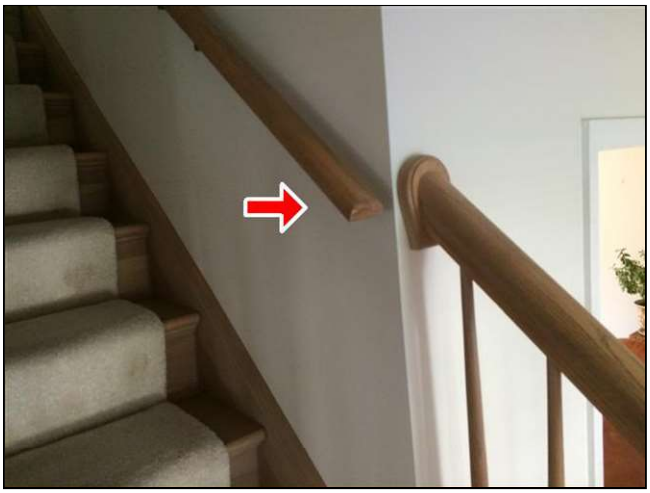
Comments:

4.1 Small crack in the ceiling joint and small crack along a drywall tape joint are typical maintenance items.

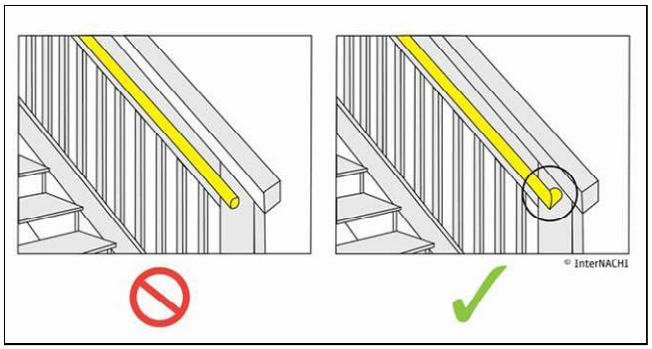


4.1 Item 1(Picture)

4.3 The handrail should turn back into the wall so as not to leave a snag danger which can lead to a fall down the stairs. I recommend having corrected by a qualified contractor.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

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.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
Crawled

Floor Structure:
2 X 10
Wood joists
Engineered floor trusses

Wall Structure:
2 X 4 Wood
2 X 6 Wood

Columns or Piers:
Steel lally columns

Ceiling Structure:
2X6
2X8

Roof Structure:
2 X 6 Rafters

Roof-Type:
Gable
Shed

Method used to observe attic:
Walked

Attic info:
Pull Down stairs

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			
		IN	NI	NP	RR

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Comments:

5.0 Several small hairline cracks were found in the foundation walls. While not a structural concern, the small cracks should be monitored to see if they get worse in the future. Recommend filling with epoxy filler to reduce the likelihood of moisture penetration.

5.0 Item 1(Picture)

5.0 Item 2(Picture)

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.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter
Extra Info : Utility Sink

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
75 Gallon

Manufacturer:
RHEEM

Water Heater Location:
Basement

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Main Fuel Shut-off (Describe Location)	•			
6.5	Sump Pump	•			
		IN	NI	NP	RR

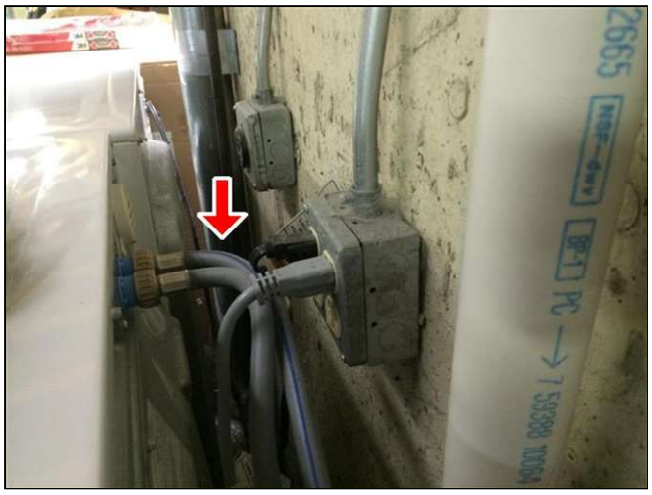
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 There is a p-trap installed up-side-down at the garbage disposal in the kitchen. Have this corrected by a qualified contractor to improve the drainage and reduce the likelihood of sewer gas entering the kitchen.

6.0 Item 1(Picture)

6.1 (1) Supply lines for clothes washer are aged and made of a rubber material. Strongly recommend changing with braided stainless hoses. These water lines are under continuous pressure. If a line fails it can easily flood the basement area causing enormous damage.



6.1 Item 1(Picture)

6.1 (2) The first floor toilet is not adequately secured to the floor (there was a slight rocking motion from side to side). This can damage to the wax ring that seals the commode to the floor drain and cause leaking. There was no sign of leaking at the time of inspection.

6.1 Item 2(Picture)

6.2 Although operating at the time of inspection, rust and corrosion debris has collected inside of the combustion chamber of the hot water heater, indicating the deterioration of the flue lining. This is common to see toward the end of a units serviceable life. The 12 year old unit may require replacement in the near future.

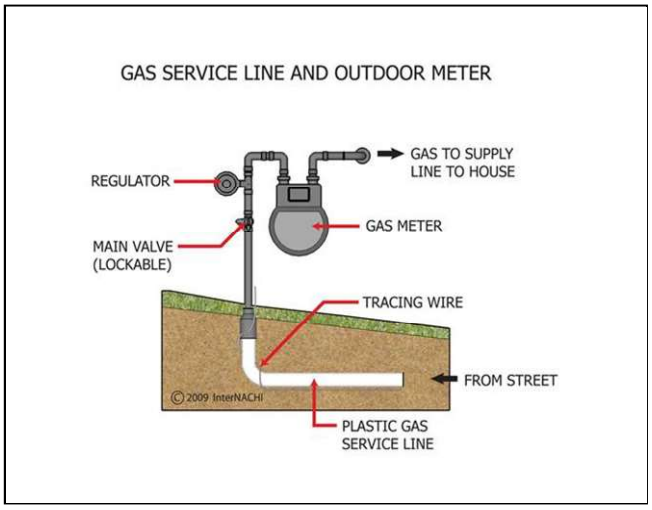
6.3 There are two shutoff valves located on either side of the water meter in the basement at the bottom of the stairs.

6.3 Item 1(Picture)

6.4 The natural gas meter and shutoff is located on the North side of the house. The current landscaping is on the verge of covering the meter and should be kept trimmed away.

To shut off the gas to the house, turn the main valve 1/4 turn so the eye holes on the valve align.

6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 There are two sump pumps located in the basement. While having a second pump is a good precaution to one pump failing during an emergency, it is strongly recommended to add a battery back up system in the case of a power outage.

6.5 Item 1(Picture)

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.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
GENERAL ELECTRIC

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Conduit

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors			•	•
		IN	NI	NP	RR

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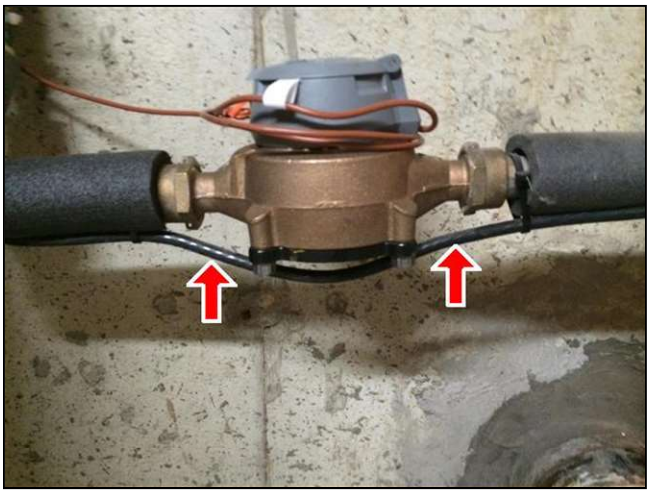
Comments:

7.1 Grounding appears sufficient, with a grounding rod at the exterior by the electric meter, a grounding connection to the water line, and a jumper ground wire across the water meter to maintain continuity.

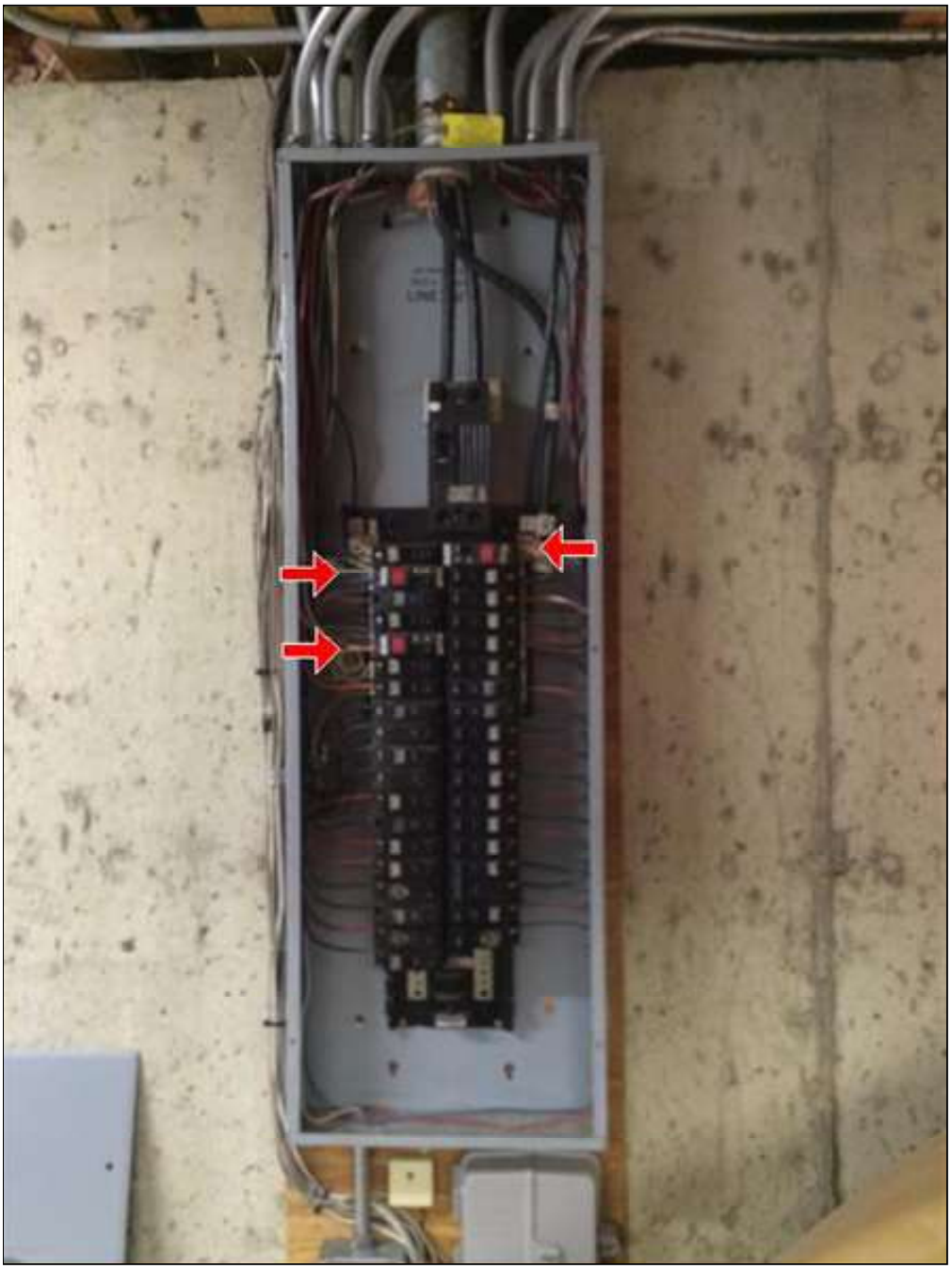
7.1 Item 1(Picture)

7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 There are GFCI breakers (3) in the electric panel. When an electric outlet trips in the kitchen, garage, or a bathroom , you will need to reset the GFCI breaker in the basement. This is why you don't see those GFCI plugs with the reset buttons directly on the plug. There are a few GFCI plugs located on the exterior and a few other required locations that can be reset directly on the plug itself without going back to the panel.



7.2 Item 1(Picture)

7.6 The main, and only, electric panel is located in the basement on the North side of the East wall.

To quickly turn off the the electricity to the house, flip the main 200 AMP breaker located at the top of the panel.

7.6 Item 1(Picture)

7.8 No Carbon Monoxide Detectors were found. The inspector strongly recommend having at least one in the upstairs bedroom hallway, one on the main floor, and one by the mechanical equipment in the basement.

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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
CARRIER

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
16x25

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
CARRIER

Number of AC Only Units:
One

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.3	Presence of Installed Heat Source in Each Room	•			
8.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.5	Gas/LP Firelogs and Fireplaces	•			
8.6	Cooling and Air Handler Equipment	•			
8.7	Normal Operating Controls	•			
8.8	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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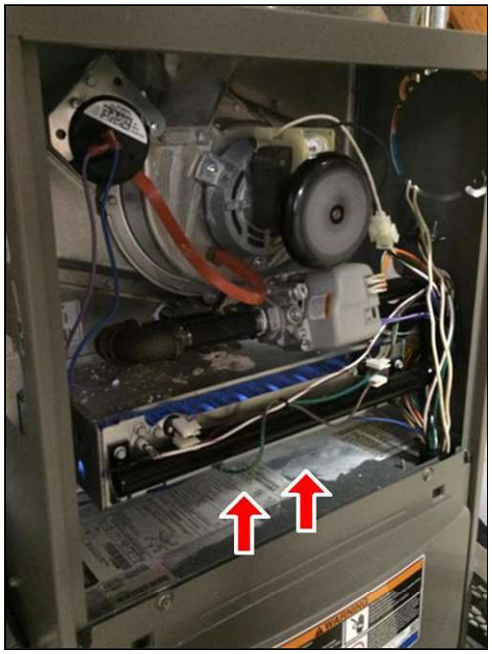
Comments:

8.0 Installed in 2013, the HVAC unit does not seem to have been serviced since its installation. The inspector recommends having the unit services by a qualified HVAC contractor. It is recommended to have the HVAC contractor check the corrosion found inside the furnace to determine if there is a problem with the venting, resulting in water dripping back down into the unit.



8.0 Item 1(Picture)

8.1 The HVAC thermostat and the humidistat are located in the hall to the kitchen. Along with regular HVAC service, its important to have the humidifier serviced at least once a year. Left unchecked, the humidifier unit can accumulate mold and spread this in the air supply for the entire house.

8.1 Item 1(Picture)

8.6 The temperature difference of the air going into the AC unit and the air coming out of the AC unit was 16 degrees, which is within normal range for this unit. While the furnace is quite young, the outside AC Compressor unit is 15 years old and replacement in the near future should be anticipated.

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.

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:
Blown
Batt
Fiberglass
Cellulose
R-19 or better
R-30 or better

Ventilation:
Gable vents
Ridge vents
Soffit Vents
Passive

Exhaust Fans:
Fan only
Fan with light

Dryer Power Source:
220 Electric
Gas Connection

Dryer Vent:
Metal

Floor System Insulation:
NONE

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Ventilation of Attic and Foundation Areas	•			
9.2	Venting Systems (Kitchens, Baths and Laundry)	•			•
9.3	Ventilation Fans and Thermostatic Controls in Attic	•			
		IN	NI	NP	RR

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Comments:

9.0 As an improvement, adding blown in insulation in the attic to bring the area up to an energy efficiency of R38 from the current amount of approximately R24 would help with the energy efficiency and interior comfort. Also recommend adding air baffles at the eaves to keep the air supply pathway open in the future.

9.1 Attic had continuous soffit vents, gable vents, ridge vents, and passive air vents.

9.2 None of the bathroom exhaust fans vent to the exterior and should be corrected by a qualified contractor. The vents either terminate into the ridge vent system or the soffit vent system.. Adding moist air to the attic can cause serious problems over time.

9.2 Item 1(Picture)

9.2 Item 2(Picture)

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. 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:
KITCHEN AIDE

Disposer Brand:
BADGER

Exhaust/Range hood:
VENTED
BROAN

Range/Oven:
GENERAL ELECTRIC

Refrigerator:
JENN AIR

		IN	NI	NP	RR
10.0	Dishwasher	•			•
10.1	Ranges/Ovens/Cooktops	•			•
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
		IN	NI	NP	RR

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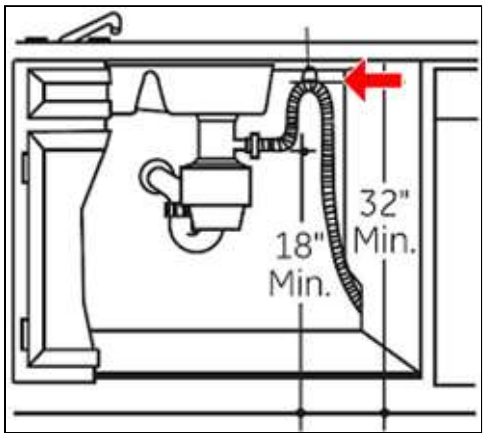
Comments:

10.0 The drain of the dishwasher needs have a high loop to prevent sink water from backing up into the machine.



10.0 Item 1(Picture)

10.1 The gas burners were difficult to light and did not work consistently. Recommend having serviced by a qualified contractor.

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.

INVOICE

Finest Home Inspection
711 S Elm Blvd
Champaign, IL 61820
217-552-2700
Inspected By: Jon Ellis

Inspection Date: 5/8/2016
Report ID: 20160508

Customer Info:	Inspection Property:
Sample Report **Customer's Real Estate Professional:**	

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note: