

June 27, 2003

J. Smith
400 Elm Street.
Elgin IL 60123

Re 200 Pine St.
Elgin IL 60123

Dear Mr. Smith:

At your request, a visual inspection of the above referenced property was conducted on 6-26-03. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

EXTERIOR - FOUNDATION - BASEMENT

CHIMNEY 1:

CONDITION:

From the ground this chimney appears to be unlined. Masonry chimneys should be lined with metal or tile material to prevent early condensation of cooler burning natural gas. A chimney expert (or HVAC contractor) should be consulted for further evaluation and repairs as needed.

CHIMNEY 2:

CONDITION:

A saddle (or cricket) is recommended where the chimney meets the roof on chimneys more than 30" wide. Flashings, where visible appear adequate, one area of missing mortar is seen where flashings attach to chimney on the East face. This and all other mortar deficiencies, should be corrected, and interior area where the chimney meets the roof should be monitored for water intrusion. Currently no such damage is apparent.

BASEMENT/CRAWL SPACE:

CONDITION:

Evidence of present water penetration is noted- Seen at North and South walls. Deterioration noted to foundation walls appears minor at this point, however continued moisture intrusion will cause further deterioration. Many times this moisture can be eliminated with proper guttering and downspouts and sloping soil away from the building to direct water away from the soil around the foundation. In other cases additional measures must be taken to provide extra drainage by using buried drain tiles, or exterior foundation waterproofing. Gutters and downspouts should be installed, and the condition monitored to see if additional actions are called for.

COLUMNS/SUPPORTS:

Major cracks are noted. Monitoring of these cracks/ and or evaluation by a structural engineer should be considered, however, the structure has stood the test of time, and these cracks may have existed from the point of construction. Adequacy of these columns is beyond the scope of this inspection and can only be determined by a structural engineer.

BASEMENT FLOOR AND DRAINAGE:

No sump pump is present in the sump pit. Installation of a sump pump is recommended.

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial, Consider installing gutters and downspouts to help with site drainage, Route downspouts away from the building. See basement notes.

PLUMBING

WATER HEATER:

CONDITION:

Leakage has occurred, Flue vent intact, TPR valve leaks. Rust Flakes are noted, Corrosion is noted. A water shutoff valve is installed. Cleaning and further evaluation are recommended. Replacement should be considered as an option also, since this unit is nearing the end of its service life.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical, Excessive scale and corrosion is noted in the burn chamber, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a heating contractor called to verify the condition of the heat exchanger prior to settlement date. A heat exchanger leak test is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.

AIR CONDITIONING:

SYSTEM CONDITION:

Unit is not producing an adequate air temperature drop, Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

Junction box cover(s) are missing, basement. Active Tube and Knob wiring was found in the attic, partially covered by fiberglass insulation. Upgrade should be considered, and, at a minimum, the wires should be uncovered to prevent a possible fire hazard.

INTERIOR

WINDOWS:

TYPE & CONDITION:

Wood, Double hung, Some windows are hard to operate or painted closed, Make minor hardware repairs or improvements as needed. Windows on 1st floor mostly inoperative-painted shut or missing sash cords.

FLOORS:

TYPE & CONDITION:

Carpet, Vinyl, Wood. General condition of surface flooring appears serviceable- some subflooring exhibits signs of rot at edges-viewed in basement.

GROUNDS

SIDEWALKS:

CONDITION:

Cracks noted are typical, Trip hazard at front stairs.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

HOFBRO HOUSE INSPECTION CO.

NOTE: This inspection report was compiled for demonstration purposes only.

Michael Hofbauer
Chief Inspector

enclosure

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INSPECTION CONDITIONS

Hobro House Inspection Report SAMPLE.

CLIENT & SITE INFORMATION:

FILE #: 6-26-03 Smith.
DATE OF INSPECTION: 6-26-03.
TIME OF INSPECTION: 12:15 PM.
CLIENT NAME: J. Smith.
MAILING ADDRESS: 400 Elm St.
CLIENT CITY/ STATE/ZIP: Elgin IL, 60123.
CLIENT PHONE #: 847-555-1212.
INSPECTION SITE: 200 Pine St.
INSPECTION SITE CITY/STATE/ ZIP: Elgin IL 60123.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE: 70°F.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 50.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? No.
CLIENT PRESENT: No.
PEOPLE PRESENT: Homeowner.

PAYMENT INFORMATION:

TOTAL FEE: Gratis.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood siding.

CONDITION: Cracks noted are typical, damaged siding at West side 2nd floor-siding contacts shingles. Siding should clear roof surfaces by 2" with adequate flashing protecting the roof/wall junction-to prevent water damage to the siding. Cement board siding hides foundation exterior, comes in contact with ground. This siding appears to be unaffected by moisture, but could conceal damage or insect intrusion. While most siding/wall penetration areas appear sealed, monitoring repairs and maintenance are recommended to assure continued protection from water and insects.

TRIM:

CONDITION: Moisture damage at soffit and eaves on East side, recommend caulk at splits and separations.

CHIMNEY 1:

MATERIAL: Concrete block, at roof peak. This chimney services the furnace and water heater vents.

CONDITION: From the ground this chimney appears to be unlined. Masonry chimneys should be lined with metal or tile material to prevent early condensation of cooler burning natural gas. A chimney expert (or HVAC contractor) should be consulted for further evaluation and repairs as needed.

CHIMNEY 2:

MATERIAL: Brick. This chimney services the fireplace.

CONDITION: A saddle (or cricket) is recommended where the chimney meets the roof on chimneys more than 30" wide. Flashings, where visible appear adequate, one area of missing mortar is seen where flashings attach to chimney on the East face. This and all other mortar deficiencies, should be corrected, and interior area where the chimney meets the roof should be monitored for water intrusion. Currently no such damage is apparent.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Basement is unfinished, walls, ceiling & floor painted.

BASEMENT WALLS - TYPE: Stone.

CONDITION: Evidence of present water penetration is noted- Seen at North and South walls. Deterioration noted to foundation walls appears minor at this point, however continued moisture intrusion will cause further deterioration. Many times this moisture can be eliminated with proper guttering and downspouts and sloping soil away from the building to direct water away from the soil around the foundation. In other cases additional measures must be taken to provide extra drainage by using buried drain tiles, or exterior foundation waterproofing. Gutters and downspouts should be installed, and the condition monitored to see if additional actions are called for.

BEAMS:

Cracks noted are typical.

FLOOR JOISTS:

Appear serviceable.

**COLUMNS/
SUPPORTS:**

Major cracks are noted. Monitoring of these cracks/ and or evaluation by a structural engineer should be considered, however, the structure has stood the test of time, and these cracks may have existed from the point of construction. Adequacy of these columns is beyond the scope of this inspection and can only be determined by a structural engineer.

**BASEMENT
FLOOR AND
DRAINAGE:**

No sump pump is present in the sump pit. Installation of a sump pump is recommended.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Viewing was limited to observing from hatch areas only. Access is restricted by low headroom. No walk boards are provided. New roof sheathing is visible between the old spaced sheathing, and no current signs of water intrusion are visible.

INSULATION TYPE AND CONDITION:

Fiberglass batts, Some insulation is installed unevenly, Recommend additional insulation in the attic area. Ventilation appears adequate.

DEPTH AND R-FACTOR:

5-6 inches, 8-9 inches.

ROOF:

STYLE:

Gable, Hip.

TYPE:

Composition shingles.

ROOF ACCESS:

Unable to fully access due to height/pitch/weather/type, Viewed from ground with binoculars.

ROOF COVERING STATUS:

Appears serviceable/within useful life.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial, Consider installing gutters and downspouts to help with site drainage, Route downspouts away from the building. See basement notes.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Galvanized.
CONDITION: Water meter is located at the east side of the house in basement. Valve not tested.

SUPPLY LINES:

MATERIAL: Copper. Galvanized.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable, Lines not fully visible.

HOSE FAUCETS:

OPERATION: Hose faucet not accessible due to vegetation.

WATER HEATER:

TYPE: Gas. s/n 0176322035.
SIZE: 40 Gallons.
LOCATION: Basement.
CONDITION: Leakage has occurred, Flue vent intact, TPR valve leaks. Rust Flakes are noted, Corrosion is noted. A water shutoff valve is installed. Cleaning and further evaluation are recommended. Replacement should be considered as an option also, since this unit is nearing the end of it's service life.

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION: Meter located at exterior Northeast corner, System appears serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Natural Gas, Unit has a standing pilot light.

CAPACITY OF UNIT: Johnson model #HAS130B-100k BTU/hr-s/n 09B22AJA211.

APPROXIMATE AGE IN YEARS: 20.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical, Excessive scale and corrosion is noted in the burn chamber, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a heating contractor called to verify the condition of the heat exchanger prior to settlement date. A heat exchanger leak test is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.

PUMP/BLOWER FAN: System lacks cleaning. Fan compartment is dirty.

COMBUSTION AIR: Appears serviceable.

VENTING: Appears serviceable.

AIR PLENUM: Appears serviceable, duct tape and minor bends in plenum, should be corrected.

AIR FILTERS: Suggest cleaning/changing filter, NOTE: Electronic air cleaners and humidifiers are beyond the scope of this inspection. Humidifier is not operational.

NORMAL CONTROLS: Appear serviceable.

GENERAL**SUGGESTIONS:**

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

AIR CONDITIONING:**TYPE:**

Central, Recommend servicing system and checking Freon refrigerant level.

POWER**SOURCE:**

220 Volt, Electrical disconnect present.

RETURN AIR**TEMPERATURE:**

74°F.

SUPPLY AIR**TEMPERATURE:**

73°F.

AIR**TEMPERATURE****DROP:**

1°F.

SYSTEM**CONDITION:**

Unit is not producing an adequate air temperature drop, Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.

CONDENSATE**LINE:**

Condensate line installed.

NORMAL**CONTROLS:**

Appear serviceable.

DUCTWORK:**TYPE:**

Metal.

DUCTS/AIR**SUPPLY:**

Minor retaping is needed.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND

CONDITION: Overhead, 110/220 Volt, are contacting tree limbs. Have the power company trim as needed.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

NOTES: Basement.

Inspector Notes: Circuit and wire sizing correct so far as visible, 100 A.

**# OF 110 VOLT
CIRCUITS:** 12.

**# OF 220 VOLT
CIRCUITS:** 2

CONDUCTORS:

ENTRANCE

CABLES: Copper, # 2.

**BRANCH
WIRING:** Copper.

SWITCHES & OUTLETS:

CONDITION: Junction box cover(s) are missing, basement. Active Tube and Knob wiring was found in the attic, partially covered by fiberglass insulation. Upgrade should be considered, and, at a minimum, the wires should be uncovered to prevent a possible fire hazard.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR: Appears serviceable, storm has no latch.

OTHER

EXTERIOR

DOORS: Storm Door Appears serviceable, Standard side/rear door, cellar hatch hinge damaged.

INTERIOR

DOORS: Appear serviceable.

WINDOWS:

TYPE &

CONDITION: Wood, Double hung, Some windows are hard to operate or painted closed, Make minor hardware repairs or improvements as needed. Windows on 1st floor mostly inoperative-painted shut or missing sash cords.

INTERIOR WALLS:

MATERIAL &

CONDITION: Drywall, Plaster, General condition appears serviceable.

CEILINGS:

TYPE &

CONDITION: Drywall, Plaster, General condition appears serviceable.

FLOORS:

TYPE &

CONDITION: Carpet, Vinyl, Wood. General condition of surface flooring appears serviceable-some subflooring exhibits signs of rot at edges-viewed in basement.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, stairs are steep.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -

TYPE -

CONDITION: Location #2: Masonry, Damper is not operational, Recommend cleaning, inspection and repair before use, hearth extends less than 16" from firebox. Protect floor from sparks and keep combustibles away.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Detached, Two car.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Typical cracks noted, Floor is not fully visible, due to stored items.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Some hardware is deteriorated.

MISCELLANEOUS:

Stored items restrict viewing of the garage area, recently re-roofed, broken window, siding exhibits signs of rot and separations.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND**CONDITION:**

Stainless Steel, Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/**CONDITION:**

Door hinges need repair/adjustment Appears serviceable, brand new.

VENTILATION:

TYPE AND**CONDITION:**

Fan/Hood operational.

REFRIGERATOR:

TYPE AND**CONDITION:**

N/A.

DISHWASHER:

CONDITION:

brand new-not hooked up.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND**CABINETS:**

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Downstairs, 3/4 bath.

CONDITION OF SINK: Appears serviceable, An improper S-trap drain line is installed.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

TUB/SHOWER AND WALLS: Recommend caulking showerpan base and wall junctions.

BATHROOM AREA:

BATH LOCATION: Upstairs.

CONDITION OF SINK: Appears serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, The following problems were noted at the tub/shower drain:stopper has slow leak-Tub may not hold water for sufficient time to bathe, recommend sealing faucet to wall to prevent water intrusion.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Concrete, gravel approachway.
CONDITION: Appears serviceable, Cracks noted are typical.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Cracks noted are typical, Trip hazard at front stairs.

LANDSCAPING:

CONDITION: Trees planted close to structure. No action is recommended, but monitoring for the following conditions is recommended: Root Pressure against foundations, Roots clogging sewer lines, debris falling on roof, clogging of gutters, interference with electrical and utility lines. Trees/shrubs growing close to air conditioning condensing unit. Suggest regular trimming to provide unrestricted airflow and service access.

GRADING:

SITE: Gentle slope.

PATIO:

CONDITION: Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable, uneven rise/run on steps.