



Inspection Report

Jacob Smith
Tara Smith

Property Address:
3023 Tremont Avenue
Downers Grove IL 52803



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Date: 2/3/2015	Start Time: 09:30 AM End Time: 11:55 AM	Report ID: 313110930
Property: 3023 Tremont Avenue Downers Grove IL 52803	Customer: Jacob Smith Tara Smith	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 at time of inspection.

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 evaluation/inspection by a qualified/licensed contractor prior to closing. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Buyer	Type of Building: Single Family (1 Story)	Approximate Square Footage (per MLS): 1,212 ASF
Approximate Age of Building: 63 Years (1952)	Real Estate Transaction: Standard (Normal) Transaction	Home Occupied: No
Home Faces: West	Temperature: 30(F)	Weather: Overcast
Ground/Soil Surface Condition: Frozen, Partial Snow Coverage	Standards of Practice: ASHI American Society of Home Inspectors	

1. Grounds

The home inspector shall observe: Walkways, driveway, patios, decks, balconies, stoops, steps, areaways, porches and applicable railings; and vegetation, grading, drainage, window wells and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: awnings, and similar seasonal accessories; fences; 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

Walkways:

Concrete
Flagstone

Steps/Stoop:

Wood

Driveway:

Concrete

Patio:

Concrete

		IN	RR	NI	NP
1.0	Walkway(s)		•		
1.1	Driveway	•			
1.2	Stoop(s)/Step(s)		•		
1.3	Patio		•		
1.4	Landscaping, Vegetation, and Grading		•		
1.5	Window Wells	•			
1.6	Fencing	•			
1.7	Retaining Walls	•			

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

IN RR NI NP

Comments:

 **1.0** (1) Uneven slabs in walkway could be tripping hazard(s); potential safety hazards, recommend proper repairs.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

- 🏠 1.0 (2) Walkway had some settlement towards the house/foundation and is in need of repairs.



1.0 Item 3(Picture)

- 🏠 1.2 Recommend front porch balusters are no more than 4" apart; potential safety hazard for small children.



1.2 Item 1(Picture)

- 1.3 (1) Patio had some cracking but was usable.

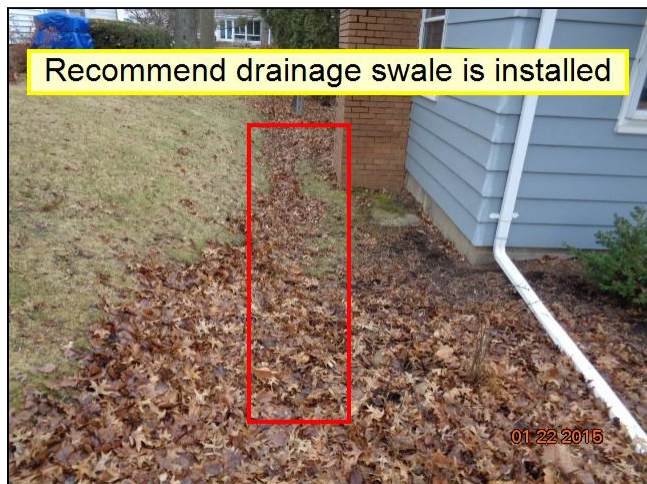
- 🏠 1.3 (2) Patio area had trip hazard(s) present; potential safety hazards, recommend proper repairs.



1.3 Item 1(Picture)

- 1.4 (1) Maintain a positive drainage slope away from the foundation.

- 🏠 1.4 (2) Low areas next to the foundation are in need of additional back-fill/re-grading, recommend creating a drainage swale on north side of house for proper drainage away from house/foundation, recommend proper repairs.



1.4 Item 1(Picture)

- 1.4 (3) Trimming of vegetation/trees/bushes away from the house would be helpful.

- 1.4 (4) Large tree is preset in backyard, creating movement/uplift of patio and rear walkway area, recommend proper repairs.



1.4 Item 2(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.

2. Roof Covering

The home inspector shall observe: the attic, roof sheathing, framing, ventilation, insulation, and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of attic materials; and report the methods used to observe the attic area. 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 Visibility:

All

Inspected Roof From:

Walked Roof

Style of Roof:

Gable/Hip Combination

Approx. Age of Roof:

15-20 Years

Roof Covering:

Asphalt/Fiberglass
3-Tab Shingles

Number of Layers:

1+ Layer

Roof Ventilation:

Top Vents
Soffit Vents


Chimney (Exterior):


Brick

		IN	RR	NI	NP
2.0	Roof Coverings		•		
2.1	Flashings	•			
2.2	Roof Ventilation		•		
2.3	Plumbing Vent(s)	•			
2.4	Chimney(s)		•		

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

Comments:

 2.0 (1) Older roof covering was present. shingles show evidence of granule loss in areas.

 **2.0** (2) Roofing shingles were in marginal to poor condition and will need replacement in the near future.




2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

 **2.0** (3) Missing/torn shingle tabs are in need of repairs/replacement.




2.0 Item 4(Picture)



2.0 Item 5(Picture)

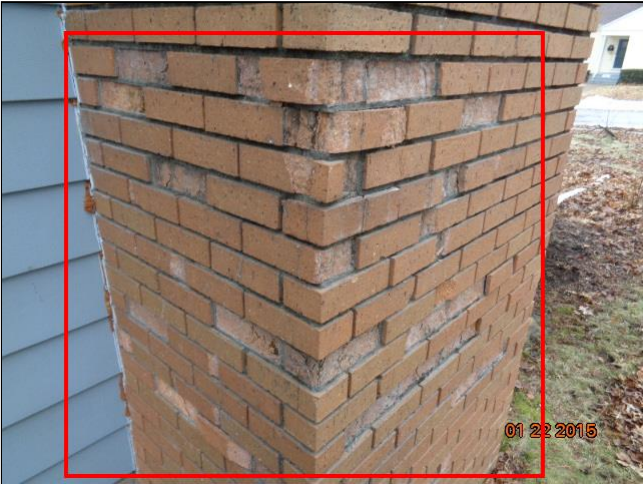
 **2.0** (4) Recommend further evaluation and proper repairs by a qualified/licensed roofing contractor.

2.2 Recommend additional roof ventilation is installed (i.e. air baffles at soffit vents), recommend proper repairs.

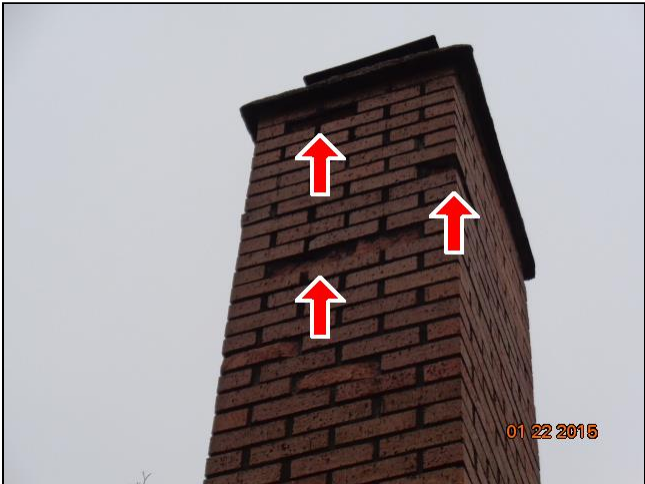
 **2.4** Brick chimney chase has excessive missing/damaged brickwork present that is in need of repairs, recommend further evaluation and proper repairs by a qualified mason.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(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.

3. Gutters/Siding/Doors/Windows

The home inspector shall observe: Walkways, driveway, patios, decks, balconies, stoops, steps, areaways, porches and applicable railings; and vegetation, grading, drainage, window wells and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: awnings, and similar seasonal accessories; fences; 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

Gutters/Downspouts:

Galvanized/Aluminum

Siding:

Metal

Trim:

Wood

Metal

Soffits/Fascia:

Metal

Exterior Doors:

Metal

Window Frames:

Aluminum Covered

Windows & Screens:

Wood/Metal Combination

Single Pane

Storm Windows

Caulking/Foaming:

Marginal

		IN	RR	NI	NP
3.0	Gutters and Downspouts	•			
3.1	Siding		•		
3.2	Trim	•			
3.3	Soffits and Fascias	•			
3.4	Exterior Doors	•			
3.5	Windows/Screens/Frames		•		
3.6	Caulking/Foaming		•		
3.7	Exterior Water Faucets (hose bibs)		•		
3.8	Exterior Outlets/Electrical		•		

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IN RR NI NP

Comments:

3.1 South siding has small hole present, recommend proper repairs.

3.4 Doors were reviewed and found to be in working order. Recommend re-keying all door locks.

3.5 (1) Windows and screens were generally reviewed from the exterior only. Exact accounting for all windows and screens was not performed.

 **3.5** (2) Some windows have cracked glass present, recommend proper repairs.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

3.6 Normal caulking/foaming maintenance would be helpful.

3.7 Recommend a frost free/anti-siphon for rear exterior hose faucet(s), recommend proper repairs.

 **3.8** Recommend exterior outlets are GFCI protected, recommend proper repairs.

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.

4. Garage


Styles & Materials

Overhead Garage Door Opener Manufacturer:		Overhead Garage Door Type:	Overhead Garage Door Material:			
GENIE		One Automatic	Metal			
			IN	RR	NI	NP
4.0	Garage Ceiling (Including Firewall Separation)		•			
4.1	Garage Walls (Including Firewall Separation)			•		
4.2	Garage Floor		•			
4.3	Overhead Garage Door(s)		•			
4.4	Garage Door Opener(s)		•			
4.5	Garage Outlets/Electrical			•		
4.6	Garage Exterior Service Door		•			
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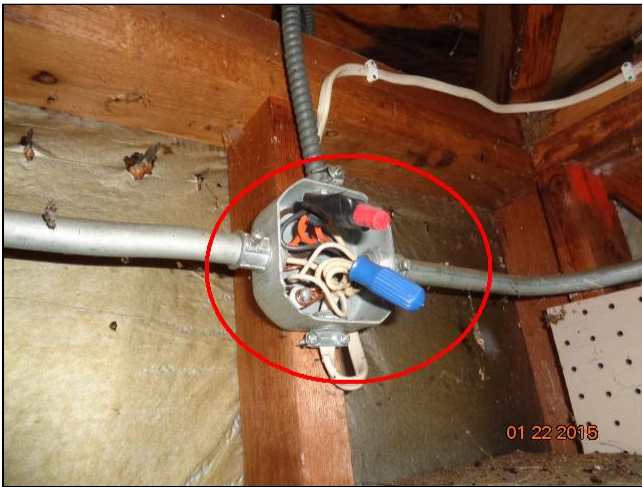
Comments:

4.1 West garage wall was not square/level/plumb, bowing/movement of framed wall/siding was visible, recommend repairs as needed.



- 4.1 Item 1(Picture)
- 4.3 Overhead garage door(s), garage door opener(s) and garage door spring(s) were operational at time of inspection.
-  4.5 (1) Recommend garage outlet(s) are GFCI protected.

🏠 4.5 (2) Open junction boxes in garage area are in need of cover plates, recommend proper repairs.



4.5 Item 1(Picture)

5. Kitchen

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. Appliances were checked as a courtesy only. No representation is made to the condition or life expectancy of the appliances. Appliances are not part of this inspection process per the Standards of Practice.

Styles & Materials

Dishwasher Brand:

MAYTAG

Garbage Disposal/Food Waste Disposer Brand:

IN SINK ERATOR

Stove/Cooktop Brand:

CALORIC

Oven(s) Brand:

CALORIC

Exhaust/Range Hood Brand:

BROAN

Refrigerator Brand:

KENMORE

		IN	RR	NI	NP
5.0	Countertops and a Representative Number of Cabinets	•			
5.1	Plumbing Drain Lines			•	
5.2	Plumbing Water Supply Lines and Faucets			•	
5.3	Ceilings	•			
5.4	Walls	•			
5.5	Floor		•		
5.6	Windows	•			
5.7	Ceiling Fan	•			
5.8	Doors	•			
5.9	Outlets and Wall Switches		•		
5.10	Dishwasher			•	
5.11	Garbage Disposal/Food Waste Disposer	•			
5.12	Stove/Cooktop	•			
5.13	Oven(s)	•			
5.14	Kitchen Exhaust Fan/Hood	•			
5.15	Refrigerator	•			

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IN RR NI NP

Comments:

5.2 The plumbing system was not inspected at the time of the inspection, plumbing has been winterized and water is off to house. Recommend further evaluation of entire plumbing system by a qualified/licensed plumber prior to closing.



5.2 Item 1(Picture)

 5.5 Kitchen flooring is not level, linoleum is cracked and damaged, recommend further evaluation and proper repairs.




5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Video)

 5.9 Recommend kitchen outlets are GFCI protected.

5.10 Dishwasher drain line attached to garbage disposal is not a recommended practice, repair as needed.



5.10 Item 1(Picture)

5.15 Ice maker is not present within refrigerator freezer.

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.

6. Laundry Area

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. Appliances were checked as a courtesy only. No representation is made to the condition or life expectancy of the appliances. Appliances are not part of this inspection process per the Standards of Practice.

Styles & Materials

Washer Brand: KENMORE	Dryer Brand: KENMORE	Dryer Power Source: Gas Connection
Washer Hoses Material: Rubber (Recommend Replacing)	Clothes Dryer Vent Material: Rigid Metal	

		IN	RR	NI	NP
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Floor	•			
6.3	Closet Doors	•			
6.4	Windows		•		
6.5	Doors	•			
6.6	Outlets and Wall Switches	•			
6.7	Washer			•	
6.8	Dryer	•			
6.9	Clothes Dryer Vent Piping	•			
IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present		IN	RR	NI	NP

Comments:

- 6.4 Basement laundry room window has cracked glass present, recommend proper repairs.
- 6.7 Recommend replacing washing machine supply hoses upon moving into the home with braided nylon (industrial) or stainless steel braided washing machine hoses. Washing machine hoses should be replaced every 5 years. Turn off washing machine supply faucets when washing machine is not in use.
- 6.9 Recommend dryer vent is cleaned on a regular basis.


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.

7. Bathrooms

Styles & Materials

Exhaust Fans:		Shower/Tub Area(s):			
Fan with light		Other			
		IN	RR	NI	NP
7.0	Ceiling	•			
7.1	Walls	•			
7.2	Floor	•			
7.3	Windows	•			
7.4	Doors	•			
7.5	Counters and Cabinets	•			
7.6	Plumbing Drain Lines			•	
7.7	Plumbing Water Supply Lines and Faucets			•	
7.8	Outlets and Switches	•			
7.9	Exhaust fan(s)	•			
7.10	Toilet(s)		•		
7.11	Shower Only	•			
IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present		IN	RR	NI	NP

Comments:

 **7.10** Main floor bathroom toilet was loose, recommend proper repairs.



7.10 Item 1(Picture)

8. Interior Rooms

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 Material: Plaster	Wall Material: Drywall Plaster	Floor Covering: Carpet Linoleum Hardwood Ceramic Tile
Interior Doors: Hollow Core Louvered Wood Glass French Doors Accordian Style	Window Types: Single Pane Storm Windows Thermal/Insulated	

		IN	RR	NI	NP
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Windows		•		
8.4	Doors	•			
8.5	Outlets and Switches		•		
8.6	Closets	•			
8.7	Ceiling Fans	•			
8.8	Cooling Source	•			
8.9	Heat Source	•			

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

INRRNINP


Comments:

8.0 Typical settling cracks are present, repair as needed.

8.3 (1) NW Bedroom window and laundry room basement window have cracked glass present, recommend proper repairs.

8.3 (2) Original windows were operational at time of inspection.

Main floor bathroom window has been replaced.

 8.5 (1) Three prong outlets (NE Bedroom north wall and East Bedroom north wall) are present that are not properly grounded, recommend proper repairs.

8.5 (2) Some two prong (open ground) outlets are present, repair as needed.

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

9. Attic

The home inspector shall observe: the attic, roof sheathing, framing, ventilation, insulation, and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of attic materials; and report the methods used to observe the attic area. 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

Attic Access:

Scuttlehole - Bedroom Hallway

Method Used to Observe Attic:

From Attic Access Panel

Roof Sheathing:

Wood 1x's

Roof Structure:

Rafters plus Collar Ties

Roof Ventilation:

Top Vents
Soffit Vents

Attic Insulation:

Batts
Blown/Loose Fill
Approximate Inches: 6-9

Exhaust Fans Vented to Exterior:

No

		IN	RR	NI	NP
9.0	Attic Roof Sheathing	<div></div>			
9.1	Attic Trusses / Rafters	<div></div>			
9.2	Attic Ventilation		<div></div>		
9.3	Attic Insulation	<div></div>			
9.4	Exhaust Fans (Bathrooms & Kitchen)		<div></div>		
9.5	Visible Electric/Wiring in Attic		<div></div>		
9.6	Misc.	<div></div>			

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

Comments:

- 9.0 (1) Roof sheathing showed no major defects or evidence of water intrusion.
- 9.0 (2) Roof sheathing showed evidence of condensation, nail tips were blackened, (evidence of inadequate ventilation and insulation), recommend proper repairs.




9.0 Item 1(Picture)

 **9.2** Recommend air baffles are installed at soffit vents for additional ventilation, recommend proper repairs.



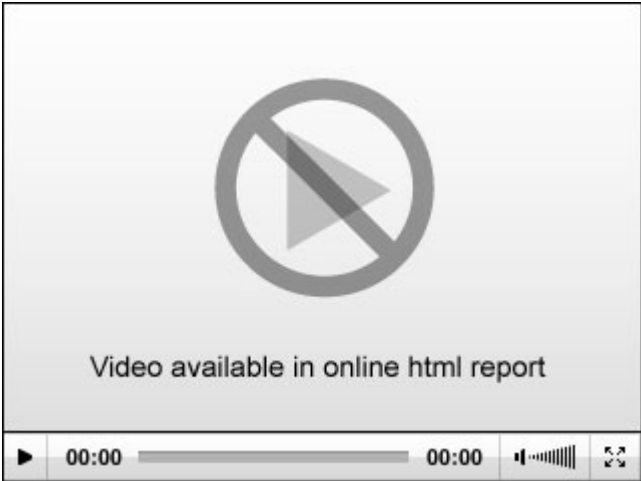
9.2 Item 1(Picture)

9.3 Insulation was sufficient for homes in this area.

 **9.4** Recommended extending bathroom exhaust fans venting to the exterior to a dedicated discharge, recommend proper repairs.



9.4 Item 1(Picture)



9.4 Item 2(Video)



9.5 Possible bare/exposed/spliced wiring was visible in attic area above kitchen, recommend further evaluation and proper repairs as needed.



9.5 Item 1(Picture)

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10. Basement/Lower Level



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 Walls:	Basement Floor:	Support Columns/Piers/Girders:
Concrete Block	Concrete	Wood
Not Visible	Not Visible	Not Visible
Joists:		
2x10's		
Not Visible		

		IN	RR	NI	NP
10.0	Basement Staircase	•			
10.1	Foundation Walls		•	•	
10.2	Basement Floor	•		•	
10.3	Basement Drainage/Sump Pump	•			
10.4	Support Columns/Piers/Girders	•		•	
10.5	Joists/Trusses	•		•	
10.6	Sub-Floor	•		•	
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Comments:

  **10.1** (1) West, South, and East concrete block foundation walls show evidence of cracking, movement and bowing present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.





10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

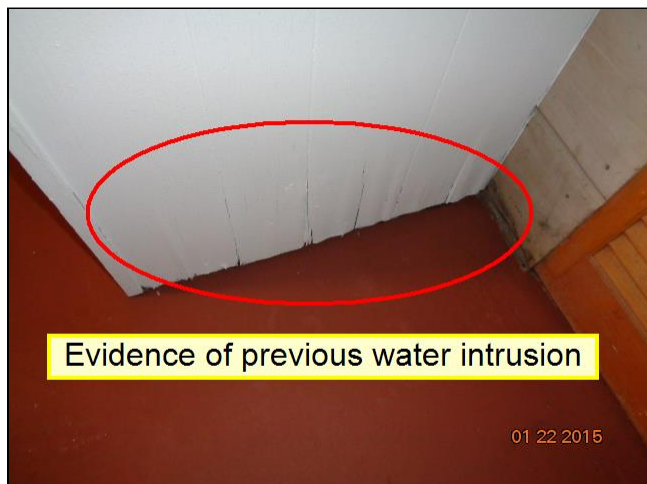
  **10.1** (2) NE corner of concrete block foundation has large crack present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.



10.1 Item 4(Picture)

10.1 (3) No active seepage was visible at the time of the inspection.

10.1 (4) Evidence of previous seepage/water intrusion was present, main a positive drainage slope away from the foundation, recommend patching as needed. Paneling shows evidence of water intrusion, staining/damaged paneling was visible, recommend proper repairs.



10.1 Item 5(Picture)

10.1 (5) A portion of the foundation walls were covered with paneling and were not visible.

10.1 (6) No representation is made to the condition of the walls.

10.3 Sump pump was tested and operational at time of inspection.

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11. Crawl Space

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

Crawlspace: No Access to Crawlspace	Method Used to Observe Crawlspace: Could not access	Foundation Walls: Concrete Block Not Visible
Crawlspace Floor: Dirt	Vapor Barrier: Not Visible	

		IN	RR	NI	NP
11.0	Foundation Walls			•	
11.1	Crawlspace Floor			•	
11.2	Joists			•	
11.3	Sub-Floor			•	
11.4	Vapor Barrier (Crawl Space)				•

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Comments:

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.

12. 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 Heater Manufacturer: KENMORE	Water Heater Capacity: 40 Gallon	Approx. Age of Water Heater: 9-10 Years
Water Heater Energy Source: Gas	Number of Water Heater(s): One	Water Heater Location: Basement
Water Source: Public	Plumbing Water Supply (Into Home): Copper	Plumbing Water Distribution (Inside Home): Copper
Plumbing Waste Line: PVC Cast iron	Main Plumbing/Waste (Sewer) Clean-Out: Visible - Yes Accessible - Yes	

		IN	RR	NI	NP
12.0	Hot Water Heater, Controls, Flues/Vents			•	
12.1	Plumbing Drain, Waste and Vent Systems			•	
12.2	Plumbing Water Supply and Distribution Systems and Fixtures			•	
12.3	Main Water Shut-Off			•	
12.4	Main Sewer Clean-Out (Cap)	•			
12.5	Main Fuel Shut-Off	•			
		IN	RR	NI	NP

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

Comments:

🏠 **12.0** (1) Water heater was not inspected at the time of the inspection due to house being winterized, recommend further evaluation by a qualified/licensed plumber prior to closing.




12.0 Item 1(Picture)

🏠 **12.0** (2) Dielectric unions are not installed on water heater supply lines, recommend proper repairs as needed.

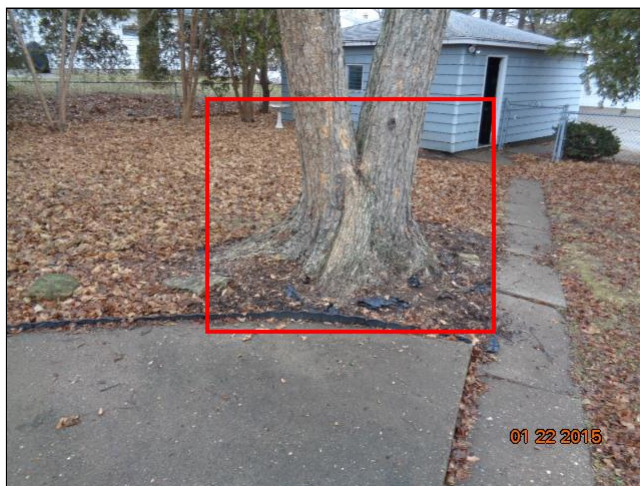


12.0 Item 2(Picture)

 **12.1** (1) Large older trees are present in both the front and rear yards of the home. Older sewer lines are susceptible to tree root intrusion, recommend a qualified/licensed plumber further evaluate sewer system (televised scoping of sewer system) prior to closing.



12.1 Item 1(Picture)



12.1 Item 2(Picture)

12.1 (2) The plumbing system (drainage) was not inspected at the time of the inspection, plumbing has been winterized and water is off to house. Recommend further evaluation of entire plumbing system by a qualified/licensed plumber prior to closing.

12.2 The plumbing system (supply lines) was not inspected at the time of the inspection, plumbing has been winterized and water is off to house. Recommend further evaluation of entire plumbing system by a qualified/licensed plumber prior to closing.

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.

13. Heating System

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

Heating System Manufacturer:
LENNOX

Heat Type:
Forced Air Furnace

Approx. Age of Heating System:
26 Years

Heating System Energy Source:
Gas

Number of Heating Systems:
One



Filter Type:
Space Gard

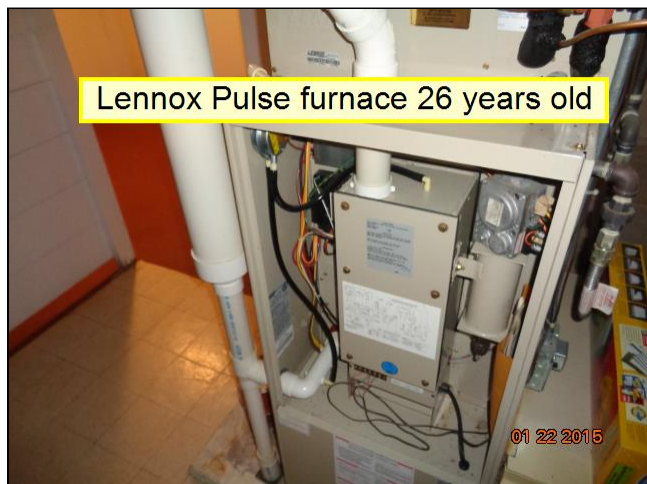
Types of Fireplace(s):
Wood

Number of Fireplace(s):
One


		IN	RR	NI	NP
13.0	Heating Equipment		•		
13.1	Normal Operating Controls (Thermostats & Service Switches)	•			
13.2	Automatic Safety Controls (Shut Off Switch at Blower Compartment Panel)	•			
13.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
13.4	Heat Source Visible in Each Room	•			
13.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•		
13.6	Fireplaces/Dampers/Woodburning Stoves		•		
IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present		IN	RR	NI	NP

Comments:

  **13.0** (1) Older (26 years old) Lennox Pulse furnace is present, furnace (brand) has a history of being a problematic (recall) furnace due to possible defective heat exchangers, recommend further evaluation of furnace and heat exchanger by a qualified/licensed HVAC contractor prior to closing.



13.0 Item 1(Picture)

 **13.0** (2) Older furnace was present, budget for replacement in the near future.

13.0 (3) Heat exchanger has no visibility/access and is not part of the inspection process.


13.0 (4) No gas leaks were detected at time of inspection, accessible gas valves were inspected as a courtesy.

13.0 (5) Carbon monoxide was negative at time of inspection.

13.5 Recommend exterior furnace flue has PVC "gooseneck" installed for proper clearance from snow build up during winter months, recommend proper repairs.



13.5 Item 1(Picture)

 **13.6** Recommend having fireplace cleaned (chimney sweep) by a qualified chimney contractor, evidence of creosote build-up was present.

Recommend further evaluation and proper repairs by a qualified chimney contractor.



13.6 Item 1(Picture)



13.6 Item 2(Picture)

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.

14. Air Conditioning System

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

Cooling System Manufacturer:

LENNOX

Cooling Equipment Type:

Central Air Conditioning Unit

Approx. Age of A/C System:

25-30 Years

Air Conditioning Energy Source:

Electric

Number of A/C Units:



One

		IN	RR	NI	NP
14.0	Cooling Equipment		•	•	
14.1	A/C Refrigeration Lines		•		
14.2	Normal Operating Controls (Thermostats & Services Switches)	•			
14.3	Automatic Safety Controls (Shut Off Switch at Blower Compartment Panel)	•			
14.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
14.5	Cooling Source Visible in Each Room	•			

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

IN RR NI NP

Comments:

  **14.0** Older A/C was present, budget for replacement in the near future. Recommend a cleaning/preventative maintenance by a qualified HVAC contractor.
Recommend further evaluation and proper repairs by a qualified/licensed HVAC contractor.



14.0 Item 1(Picture)

14.1 A/C refrigeration lines are in need of insulation.

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.

15. 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: Overhead service	Electric Panel Manufacturer: SQUARE D	Panel Type: Circuit Breakers
Panel Capacity: 100 AMP	Main Wiring: Aluminum	Branch Wiring: Copper
Wiring Methods: Conduit Romex BX Cable		

		IN	RR	NI	NP
15.0	Service Entrance Conductors	•			
15.1	Main Electrical Panel(s).	•			
15.2	Electrical Panel Branch Wiring		•		
15.3	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)	•			
15.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
15.5	Location of Main and Distribution Panels	•			
15.6	Smoke Detectors	•			
15.7	Carbon Monoxide Detectors	•			

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


INRRNI NP

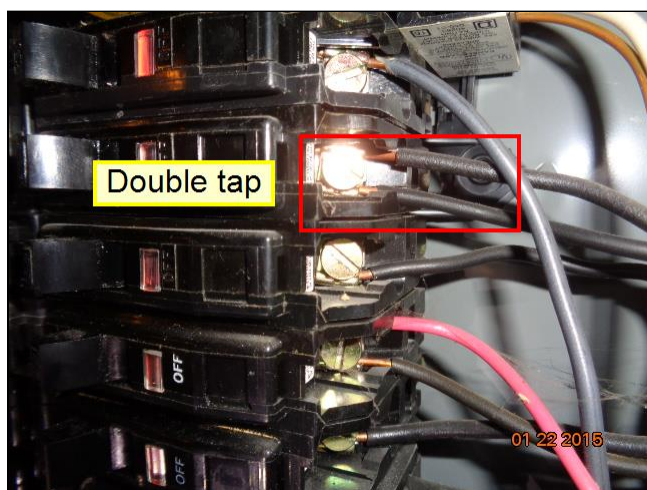
Comments:

15.1 Panel size appeared to be compatible to service size.

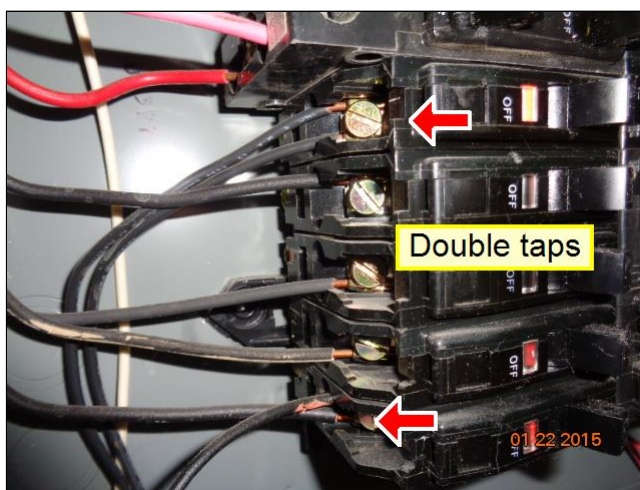


15.1 Item 1(Picture)

 **15.2** Double tapping is present at branch wiring in main electrical panel. Recommend proper repairs by a qualified/licensed electrician.



15.2 Item 1(Picture)



15.2 Item 2(Picture)

15.3 A number of outlets within the home are not grounded, recommend proper repairs.

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.

16. Home Warranty Information

16.0	This home is eligible for a one year Home Warranty offer!
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Comments:

16.0 Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

General Summary



Quality Assurance Home Inspections, Inc.

One Ashwood Court
Sugar Grove, IL 60554
630.466.0721
www.QAHomelnspect.com

Customer
Jacob Smith
Tara Smith

Address
3023 Tremont Avenue
Downers Grove IL 52803

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. Grounds

1.0 Walkway(s)

Repair or Replace



(1) Uneven slabs in walkway could be tripping hazard(s); potential safety hazards, recommend proper repairs.


1. Grounds



1.0 Item 1(Picture)



1.0 Item 2(Picture)


 (2) Walkway had some settlement towards the house/foundation and is in need of repairs.



1.0 Item 3(Picture)

1.2 Stoop(s)/Step(s)

Repair or Replace

 Recommend front porch balusters are no more than 4" apart; potential safety hazard for small children.



1.2 Item 1(Picture)

1. Grounds

1.3 Patio

Repair or Replace



(2) Patio area had trip hazard(s) present; potential safety hazards, recommend proper repairs.



1.3 Item 1(Picture)

1.4 Landscaping, Vegetation, and Grading

Repair or Replace



(2) Low areas next to the foundation are in need of additional back-fill/re-grading, recommend creating a drainage swale on north side of house for proper drainage away from house/foundation, recommend proper repairs.



1.4 Item 1(Picture)

2. Roof Covering

2.0 Roof Coverings

Repair or Replace



(1) Older roof covering was present, shingles show evidence of granule loss in areas.



(2) Roofing shingles were in marginal to poor condition and will need replacement in the near future.

2. Roof Covering



2.0 Item 1(Picture)



2.0 Item 2(Picture)



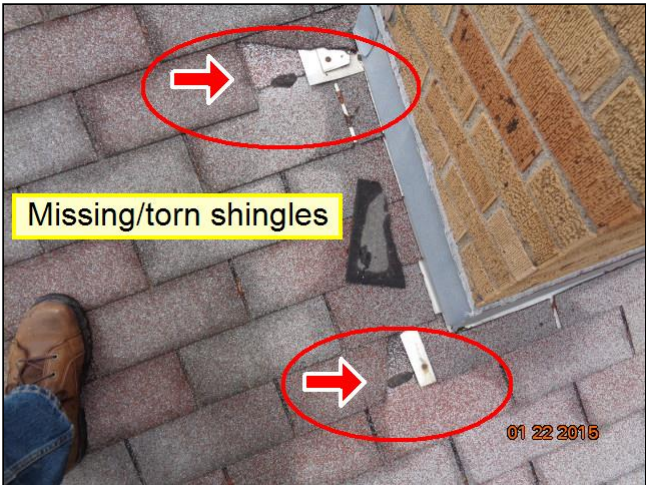
2.0 Item 3(Picture)



(3) Missing/torn shingle tabs are in need of repairs/replacement.



2.0 Item 4(Picture)




2.0 Item 5(Picture)



(4) Recommend further evaluation and proper repairs by a qualified/licensed roofing contractor.

2.4 Chimney(s)
Repair or Replace

2. Roof Covering

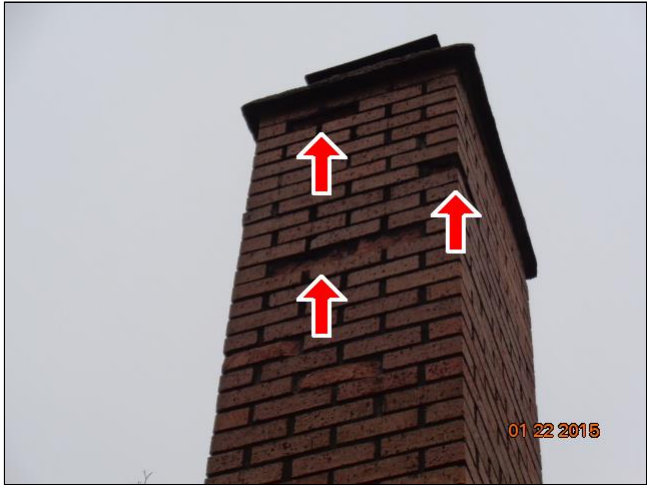
 Brick chimney chase has excessive missing/damaged brickwork present that is in need of repairs, recommend further evaluation and proper repairs by a qualified mason.



2.4 Item 1(Picture)



2.4 Item 2(Picture)




2.4 Item 3(Picture)

3. Gutters/Siding/Doors/Windows

3.5 Windows/Screens/Frames

Repair or Replace

 (2) Some windows have cracked glass present, recommend proper repairs.

3. Gutters/Siding/Doors/Windows



3.5 Item 1(Picture)



3.5 Item 2(Picture)

3.8 Exterior Outlets/Electrical Repair or Replace



Recommend exterior outlets are GFCI protected, recommend proper repairs.

4. Garage

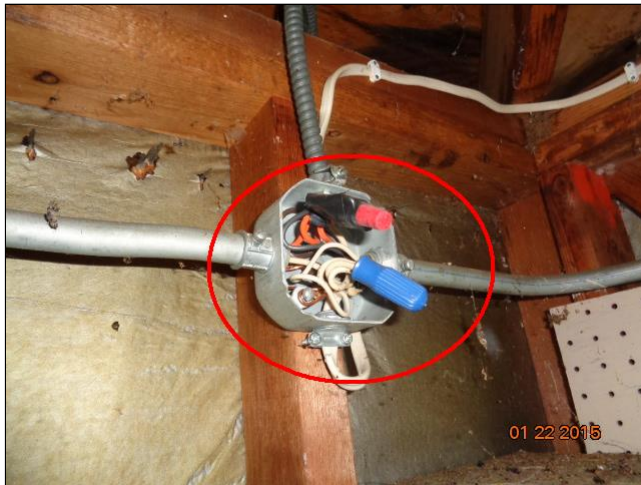
4.5 Garage Outlets/Electrical Repair or Replace



(1) Recommend garage outlet(s) are GFCI protected.



(2) Open junction boxes in garage area are in need of cover plates, recommend proper repairs.



4.5 Item 1(Picture)

5. Kitchen

5.5 Floor Repair or Replace



Kitchen flooring is not level, linoleum is cracked and damaged, recommend further evaluation and proper repairs.

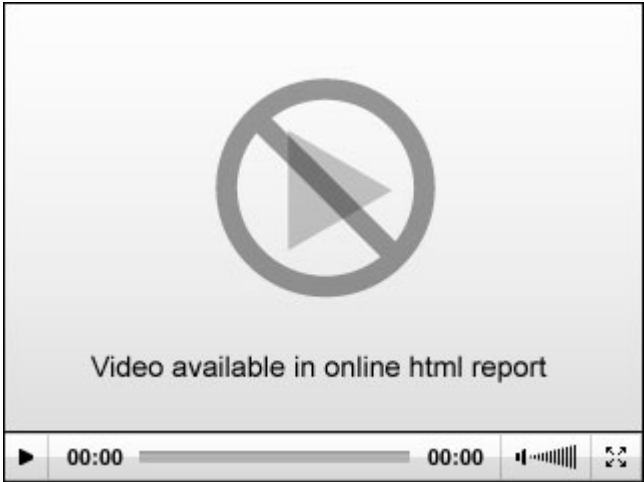
5. Kitchen



5.5 Item 1(Picture)




5.5 Item 2(Picture)



5.5 Item 3(Video)

5.9 Outlets and Wall Switches


Repair or Replace

 Recommend kitchen outlets are GFCI protected.

7. Bathrooms

7.10 Toilet(s)

Repair or Replace

 Main floor bathroom toilet was loose, recommend proper repairs.

7. Bathrooms



7.10 Item 1(Picture)

8. Interior Rooms

8.5 Outlets and Switches

Repair or Replace



(1) Three prong outlets (NE Bedroom north wall and East Bedroom north wall) are present that are not properly grounded, recommend proper repairs.

9. Attic

9.2 Attic Ventilation

Repair or Replace



Recommend air baffles are installed at soffit vents for additional ventilation, recommend proper repairs.



9.2 Item 1(Picture)

9.4 Exhaust Fans (Bathrooms & Kitchen)

Repair or Replace

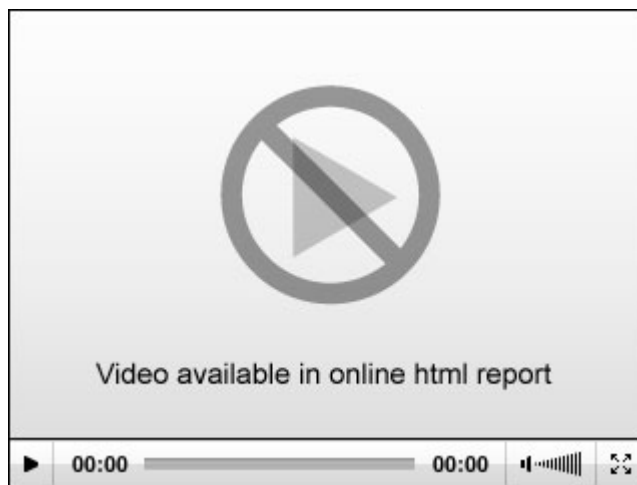


Recommended extending bathroom exhaust fans venting to the exterior to a dedicated discharge, recommend proper repairs.

9. Attic



9.4 Item 1(Picture)



9.4 Item 2(Video)

9.5 Visible Electric/Wiring in Attic

Repair or Replace



Possible bare/exposed/spliced wiring was visible in attic area above kitchen, recommend further evaluation and proper repairs as needed.



9.5 Item 1(Picture)

10. Basement/Lower Level

10.1 Foundation Walls

Repair or Replace, Not Inspected



(1) West, South, and East concrete block foundation walls show evidence of cracking, movement and bowing present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.

10. Basement/Lower Level





10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

  (2) NE corner of concrete block foundation has large crack present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.



10.1 Item 4(Picture)

12. Plumbing System

12.0 Hot Water Heater, Controls, Flues/Vents

Not Inspected



(1) Water heater was not inspected at the time of the inspection due to house being winterized, recommend further evaluation by a qualified/licensed plumber prior to closing.



12.0 Item 1(Picture)



(2) Dielectric unions are not installed on water heater supply lines, recommend proper repairs as needed.



12.0 Item 2(Picture)

12.1 Plumbing Drain, Waste and Vent Systems

Not Inspected



(1) Large older trees are present in both the front and rear yards of the home. Older sewer lines are susceptible to tree root intrusion, recommend a qualified/licensed plumber further evaluate sewer system (televised scoping of sewer system) prior to closing.

12. Plumbing System



12.1 Item 1(Picture)



12.1 Item 2(Picture)

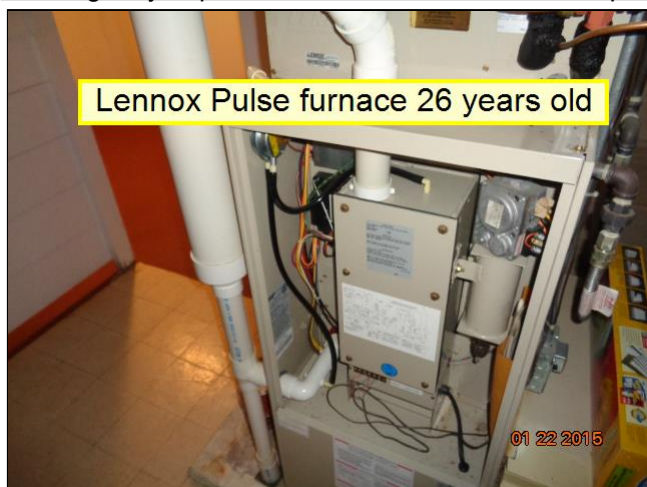
13. Heating System

13.0 Heating Equipment

Repair or Replace



(1) Older (26 years old) Lennox Pulse furnace is present, furnace (brand) has a history of being a problematic (recall) furnace due to possible defective heat exchangers, recommend further evaluation of furnace and heat exchanger by a qualified/licensed HVAC contractor prior to closing.



13.0 Item 1(Picture)



(2) Older furnace was present, budget for replacement in the near future.

13.6 Fireplaces/Dampers/Woodburning Stoves

Repair or Replace



Recommend having fireplace cleaned (chimney sweep) by a qualified chimney contractor, evidence of creosote build-up was present.

Recommend further evaluation and proper repairs by a qualified chimney contractor.

13. Heating System



13.6 Item 1(Picture)



13.6 Item 2(Picture)

14. Air Conditioning System

14.0 Cooling Equipment

Repair or Replace, Not Inspected



Older A/C was present, budget for replacement in the near future. Recommend a cleaning/preventative maintenance by a qualified HVAC contractor.

Recommend further evaluation and proper repairs by a qualified/licensed HVAC contractor.



14.0 Item 1(Picture)

15. Electrical System

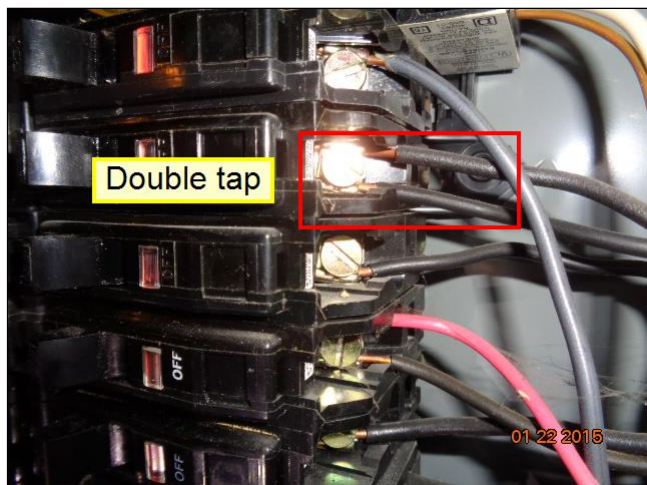
15.2 Electrical Panel Branch Wiring

Repair or Replace

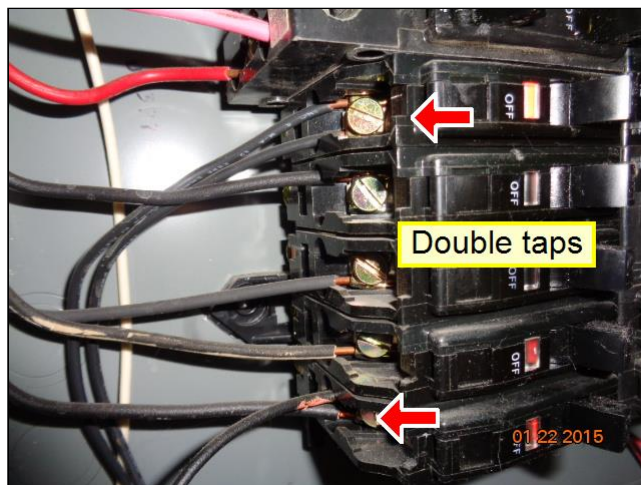


Double tapping is present at branch wiring in main electrical panel. Recommend proper repairs by a qualified/licensed electrician.

15. Electrical System



15.2 Item 1(Picture)



15.2 Item 2(Picture)

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.

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Structural Summary



Quality Assurance Home Inspections, Inc.

One Ashwood Court
Sugar Grove, IL 60554
630.466.0721
www.QAHomelnspect.com

Customer
Jacob Smith
Tara Smith

Address
3023 Tremont Avenue
Downers Grove IL 52803

The following **Structural** 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.

10. Basement/Lower Level

10.1 Foundation Walls

Repair or Replace, Not Inspected



(1) West, South, and East concrete block foundation walls show evidence of cracking, movement and bowing present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.

10. Basement/Lower Level





10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

  (2) NE corner of concrete block foundation has large crack present, recommend further evaluation and proper repairs by qualified basement/foundation contractors.



10.1 Item 4(Picture)

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Heating Cooling / Summary



Quality Assurance Home Inspections, Inc.

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Sugar Grove, IL 60554
630.466.0721
www.QAHomeInspect.com

Customer
Jacob Smith
Tara Smith

Address
3023 Tremont Avenue
Downers Grove IL 52803

The following **Heating and Cooling** 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.

13. Heating System

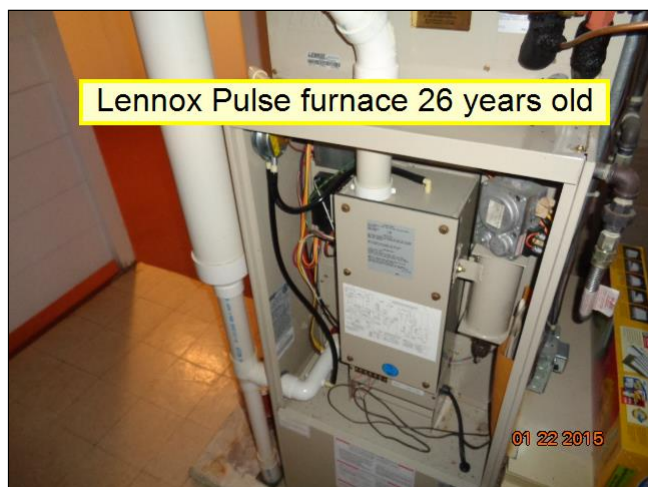
13.0 Heating Equipment

Repair or Replace



(1) Older (26 years old) Lennox Pulse furnace is present, furnace (brand) has a history of being a problematic (recall) furnace due to possible defective heat exchangers, recommend further evaluation of furnace and heat exchanger by a qualified/licensed HVAC contractor prior to closing.

13. Heating System



13.0 Item 1(Picture)

14. Air Conditioning System

14.0 Cooling Equipment

Repair or Replace, Not Inspected



Older A/C was present, budget for replacement in the near future. Recommend a cleaning/preventative maintenance by a qualified HVAC contractor.

Recommend further evaluation and proper repairs by a qualified/licensed HVAC contractor.



14.0 Item 1(Picture)