

Inspection Report

Mr. John Doe

Property Address:
1324 Anywhere Street
Quincy IL 62301



Integrity Home Inspection

**Bill Penn II 450.010426
309 W Edwards St.
Payson, IL 62360
217-303-8633**



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Date: 2/10/2010	Time: 08:00 AM	Report ID:
Property: 1324 Anywhere Street Quincy IL 62301	Customer: Mr. John Doe	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:

Illinois

In Attendance:

Agent at wrap up

Type of building:

Single Family (1 story)

Style of Home:

Manufactured

Approximate age of building:

about 15 years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				X	Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS				X	Viewed roof covering from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS			X		Chimney (exterior): Metal Flue Pipe

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

Comments:

1.0 (1) The roof on the home has a few missing shingles. These should be replaced to stop the possibility of water entering home.



1.0 Picture 1



1.0 Picture 2

(2) There are unsealed fasteners in the roof. These should be sealed to stop the possibility of water from entering the roof.



1.0 Picture 3

(3) The roof on the garage was short roofed at the gable edges allowing for rain to get to structure. Suggest that this be corrected to stop any possibility of damage due to moisture.

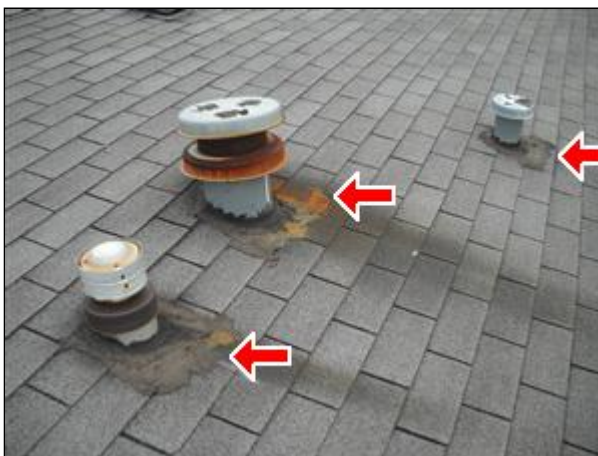


1.0 Picture 4



1.0 Picture 5

1.1 Repairs have been made by applying roof cement flashing areas of the vents protruding through the roof. Suggest that a more permanent repair be completed.



1.1 Picture 1

1.2 There is a vent going through the roofing the garage that serves no apparent purpose. This has been capped with a piece of metal.



1.2 Picture 1

1.3 Suggest guttering be installed to divert rain water away from home and garage.



1.3 Picture 1

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

2. Exterior

The 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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				X	Siding Style: Bevel
2.1	DOORS (Exterior)	X				Siding Material: Vinyl
2.2	WINDOWS	X				Exterior Entry Doors: Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X	Appurtenance: Deck
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	Driveway: Gravel
2.5	EAVES, SOFFITS AND FASCIAS	X				

IN NI NP RR

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Comments:

2.0 (1) There is exposed wood trim around doors on both the house and garage. This should be primed and painted to reduce the possibility of rot and decay.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

(2) There are various areas around the home and garage where the vinyl siding has been cracked or damaged due to heat. Some trims were also found to be cracked and damaged. These should be replaced or repaired to eliminate moisture getting into home.



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9



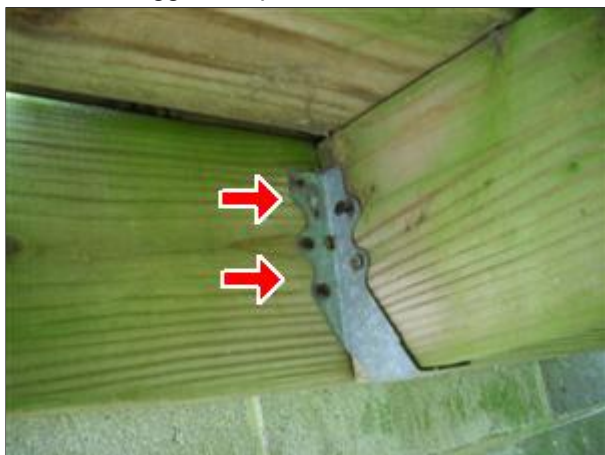
2.0 Picture 10

2.1 The front door has a cracked jamb that appears to have been covered.



2.1 Picture 1

2.3 (1) On the front porch it appears that drywall screws are being used to support the joist hangers, screws are being used to connect joists to post and the span for the decking is 32 inches with large gaps between decking. Appropriate nails and bolts be used. Suggest a span of no more than 24 inches and correct spacing.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

(2) On the back porch the wrong type of nails and screws are being used in the joist hangers, the bolts are too long that are connected in the beams to the posts and the balusters are only connected with one screw at each end. The span between joists are 39 inches and also has large gaps between decking. Suggest that a qualified person be consulted to replace the incorrect fasteners and correct the incorrect span and large gaps.



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6

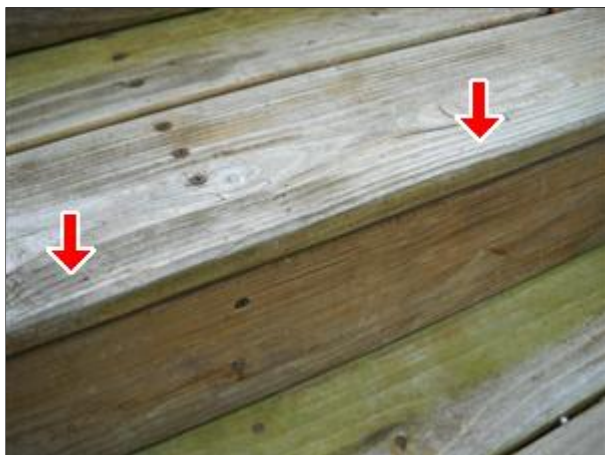


2.3 Picture 7



2.3 Picture 8

(3) Steps at both the front and rear of the home have no nosing on the thread. This is a trip hazard and should be corrected.



2.3 Picture 9



2.3 Picture 10

2.4 There are a few spots where the grading is a negative slope towards the building. This should be corrected to allow for water to drain away from home.



2.4 Picture 1

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

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS			X		Garage Door Type: N/A
3.1	GARAGE FLOOR	X				Two automatic
3.2	GARAGE DOOR (S)	X				Extra Info : 2 with operators, one manual
3.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				X	Garage Door Material: Metal
		IN	NI	NP	RR	

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Comments:

3.3 Garage door openers operated as expected with the exception that they did not reverse when met with resistance. These should be repaired or adjusted for safety reasons.

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.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X				Ceiling Materials: Gypsum Board
4.1	WALLS	X				Plaster
4.2	FLOORS	X				Wall Material: Gypsum Board
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Floor Covering(s): Carpet
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Laminated T&G
4.5	DOORS (REPRESENTATIVE NUMBER)				X	Vinyl
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Interior Doors: Hollow core Wood

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Window Types:

Double-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Comments:

4.2 Tile cracked by island. Does not appear to be loose.



4.2 Picture 1

4.5 (1) The closet door in the bathroom hits the jamb when closing.



4.5 Picture 1

(2) There was some damage at the head jamb on the doorway into the master bedroom.



4.5 Picture 2

4.6 Moisture damage to window sill in bedroom



4.6 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X	Foundation: Masonry block Method used to observe
5.1	WALLS (Structural)	X				Crawlspace: Crawled
5.2	COLUMNS OR PIERS	X				Limited access
5.3	FLOORS (Structural)	X				Extra Info : Partially entered midway to view.
		IN	NI	NP	RR	Floor Structure: Engineered floor joists Extra Info : Steel framing Wall Structure: Wood Columns or Piers: Masonry block Ceiling Structure: Not visible Roof Structure: Not visible Roof-Type: Gable Method used to observe attic: Inaccessible

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Comments:

5.0 Small cracks were found in the block wall foundation. Suggest tuck pointing.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5

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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X	Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	Water Filters: None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): POLY
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Washer Drain Size: 1 1/2" Diameter (undersized)
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Plumbing Waste: ABS
6.5	MAIN FUEL SHUT OFF (Describe Location)				X	Water Heater Power Source: Gas (quick recovery)
6.6	SUMP PUMP			X		Water Heater Capacity: 40 Gallon (1-2 people)
						Water Heater Location: Concealed

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Comments:

6.0 (1) Drain under the sink shows prior evidence of leaking. No leaking was observed at time of inspection.



6.0 Picture 1

(2) The tub drain in the master bath is lacking a mechanical stopper. Currently a rubber stopper is being used.



6.0 Picture 2

(3) Just FYI. There was steel wool found in many locations where plumbing comes through the floor. My best guess would be that this is to stop any mice from entering. what appears to be mice feces was seen underneath the dishwasher.



6.0 Picture 3



6.0 Picture 4



6.0 Picture 5

6.1 The outside hose bib on the front of the house is leaking inside crawlspace when turned on and needs to be replaced.



6.1 Picture 1

6.2 (1) The access to the water heater is through the closet in the master bedroom and requires removing six screws from a panel. The water heater is a 40 gallon and was working correctly at the time of inspection. Is not showing any signs of leaking at this time, however, it is getting old.



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3

(2) The ceiling in the utility closet show signs of past leakage. There is staining on the flue pipe. There was no sign of leaking at time of inspection.



6.2 Picture 4



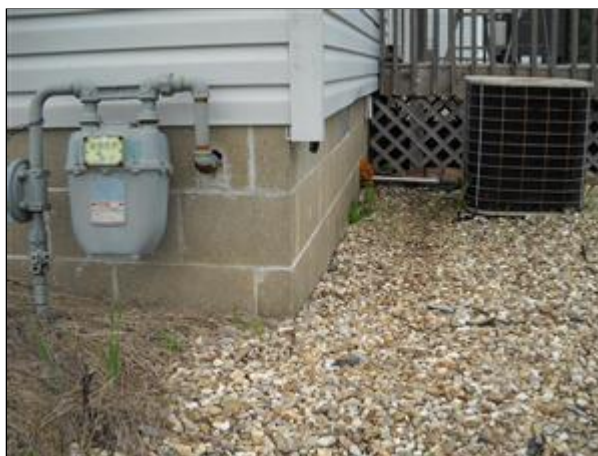
6.2 Picture 5

6.3 The main water shut off is accessible through the crawlspace scuttle hole next to the deck on the rear of the home. It is approximately 10 feet to the south of the opening.



6.3 Picture 1

6.5 (1) Gas meter and shut off are on the Southeast corner of home.



6.5 Picture 1

(2) The gas line behind the dryer needs a cap installed.



6.5 Picture 2

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.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS				X	Electrical Service Conductors: Below ground
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Panel capacity: 100 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
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)	X				Electric Panel Manufacturer: SQUARE D
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				X	Branch wire 15 and 20 AMP: Copper
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X	Wiring Methods: Romex
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				
7.8	CARBON MONOXIDE DETECTORS			X		

IN NI NP RR

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Comments:

7.0 (1) The service entrance into the garage is leaving wiring exposed to possible mechanical damage. Pipe is being held by one strap This should be corrected by a qualified electrician.



7.0 Picture 1



7.0 Picture 2

(2) The pipe has come loose from the main disconnect on the pole. This should be corrected by a qualified electrician.



7.0 Picture 3

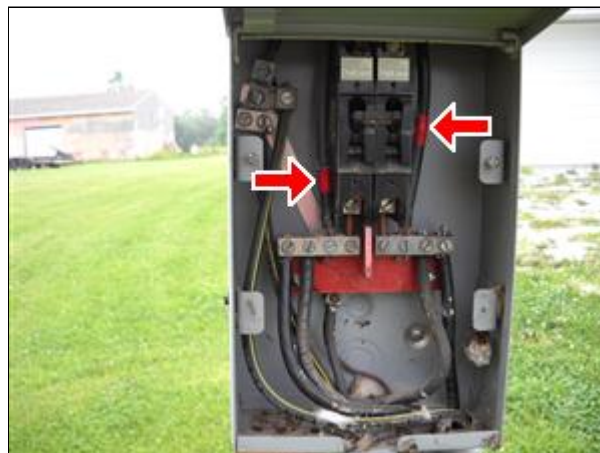


7.0 Picture 4

(3) There are wires exposed at the top of the pole that are connected to the main disconnect. This should be corrected by a qualified electrician.



7.0 Picture 5



7.0 Picture 6

(4) The service cable is simply laying on the floor in the crawlspace and is subject to mechanical damage. This should be corrected by a qualified electrician.



7.0 Picture 7

7.3 Fixtures on the front of the garage are not secure. This should be corrected by a qualified electrician.



7.3 Picture 1

7.4 Electrical receptacle on the front of the home had no power to it at the time of inspection. suggest a qualified electrician be consulted.



7.4 Picture 1

7.5 (1) Outlet of the East exterior of home is not GFCI protected.



7.5 Picture 1

(2) No outlets in the garage were GFCI protected. Also no cover plates were installed. This should be corrected by a qualified electrician.



7.5 Picture 2

(3) The outlet on the island is not GFCI protected. This should be corrected by a qualified electrician.



7.5 Picture 3

(4) Electrical outlet in the main bath had no power at the time of inspection. This should be corrected by a qualified electrician.



7.5 Picture 4

7.6 There is a main 100 amp shut off on the pole outside in front of the garage. There is a load center in the North East corner of the garage. There is a load center just inside the back door of the home on the right.

7.8 There is no C/O detector(s) found in home. It is recommended that one (or more) be installed according to the manufacturer's instructions.

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.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	X				Heat Type: Forced Air
8.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
8.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				Ductwork: Insulated
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Filter Type: Disposable
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Filter Size: 14x20
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				Types of Fireplaces: Solid Fuel
8.7	COOLING AND AIR HANDLER EQUIPMENT				X	Operable Fireplaces: One
8.8	NORMAL OPERATING CONTROLS	X				Number of Woodstoves: None
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Cooling Equipment Type: Air conditioner unit
						Cooling Equipment Energy Source: Electricity
						Number of AC Only Units: One

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Comments:

8.0 The furnace operated as expected. 70,000btu



8.0 Picture 1

Furnace equipped for use with: NAT. GAS

Performance Data

TL AMPS INPUT: BTUH (KW) 70000 (20.5)
 CANADIAN INPUT: For 0 to 4500 ft. elevation (0-1371 m. elevation),
 70000 (20.5)
 OUTPUT: BTUH (KW) 57000 (16.7)

FUEL TYPE	NAT.	LP.
PILOT ORIFICE (INCH. DIA.)	-	-
MAIN ORIFICE (DRILL SIZE)	23	42
MANIFOLD PRESSURE (In. W.C.)	3.5	11.0
MIN. SUPPLY PRESSURE (In. W.C.)	5.0	13

Closet Installation: 1.) Provide min. open free area of 235 sq. in. (1516 cm²) in front or side vertical wall, or in closet. 2.) For side wall returns with side clearance less than 8 in. locate free area at least 18 in. from furnace. 3.) Vacuum inside closet with furnace blower on high speed and register closed. 4.) Seal door to closet. 5.) Seal door to furnace room.

8.0 Picture 2

8.7 The condensation drain slopes back toward the home. Suggest sloping away to keep moisture away from foundation. Drain is unsupported in basement.



8.7 Picture 1



8.7 Picture 2

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.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC		X			Attic Insulation: Unknown
9.1	INSULATION UNDER FLOOR SYSTEM	X				Ventilation: Soffit Vents
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X		Passive
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS				X	Exhaust Fans: Fan only
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Dryer Power Source: 220 Electric Gas Connection
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X				Dryer Vent: Flexible Metal Floor System Insulation: Fiberglass

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

Comments:

9.0 There was no access into the attic to view insulation.

9.1 Insulation is present in the floor system.

9.2 A small amount of debris was found in the crawlspace. Wood that has been left down there is rotting and should be removed. A good six mil vapor retardant is suggested to be placed on the floor of the crawlspace. (after you have properly ventilated).

9.3 The foundation vents were sealed shut with tape. There was condensation on the underside of the insulation in the crawlspace. Crawlspace needs to breathe to prevent moisture buildup. Suggest removing the tape. Suggest temporarily using a fan to dry out crawlspace.



9.3 Picture 1



9.3 Picture 2



9.3 Picture 3

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.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	X				Dishwasher Brand: KENMORE
10.1	RANGES/OVENS/COOKTOPS	X				Exhaust/Range hood: UNKNOWN BRAND
10.2	RANGE HOOD	X				Range/Oven: GENERAL ELECTRIC
10.3	TRASH COMPACTOR			X		
10.4	FOOD WASTE DISPOSER			X		
10.5	MICROWAVE COOKING EQUIPMENT		X			

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

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.

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General Summary

Integrity Home Inspection

309 W Edwards St.
Payson, IL 62360
217-303-8633

Customer
Mr. John Doe

Address
1324 Anywhere Street
Quincy IL 62301

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

1.0 ROOF COVERINGS

Repair or Replace

(1) The roof on the home has a few missing shingles. These should be replaced to stop the possibility of water entering home.



1.0 Picture 1



1.0 Picture 2

(2) There are unsealed fasteners in the roof. These should be sealed to stop the possibility of water from entering the roof.

1. Roofing



1.0 Picture 3

(3) The roof on the garage was short roofed at the gable edges allowing for rain to get to structure. Suggest that this be corrected to stop any possibility of damage due to moisture.



1.0 Picture 4



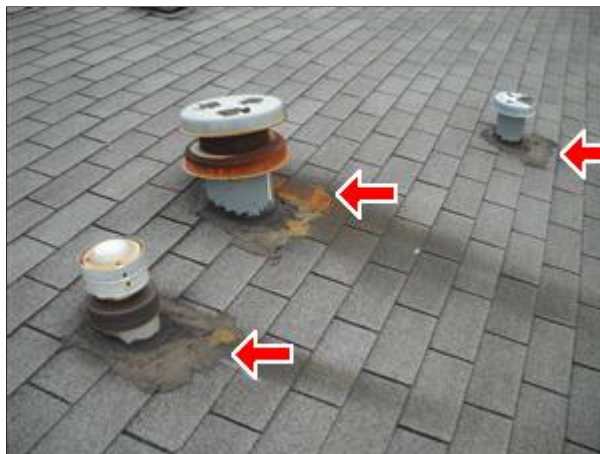
1.0 Picture 5

1.1 FLASHINGS

Repair or Replace

Repairs have been made by applying roof cement flashing areas of the vents protruding through the roof. Suggest that a more permanent repair be completed.

1. Roofing



1.1 Picture 1

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) There is exposed wood trim around doors on both the house and garage. This should be primed and painted to reduce the possibility of rot and decay.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2. Exterior

(2) There are various areas around the home and garage where the vinyl siding has been cracked or damaged due to heat. Some trims were also found to be cracked and damaged. These should be replaced or repaired to eliminate moisture getting into home.



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9

2. Exterior



2.0 Picture 10

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

Repair or Replace

(1) On the front porch it appears that drywall screws are being used to support the joist hangers, screws are being used to connect joists to post and the span for the decking is 32 inches with large gaps between decking. Appropriate nails and bolts be used. Suggest a span of no more than 24 inches and correct spacing.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

(2) On the back porch the wrong type of nails and screws are being used in the joist hangers, the bolts are too long that are connected in the beams to the posts and the balusters are only connected with one screw at each end. The

2. Exterior

span between joists are 39 inches and also has large gaps between decking. Suggest that a qualified person be consulted to replace the incorrect fasteners and correct the incorrect span and large gaps.



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6



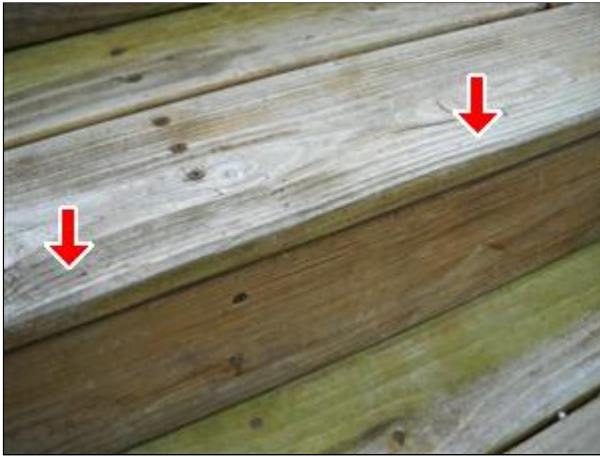
2.3 Picture 7



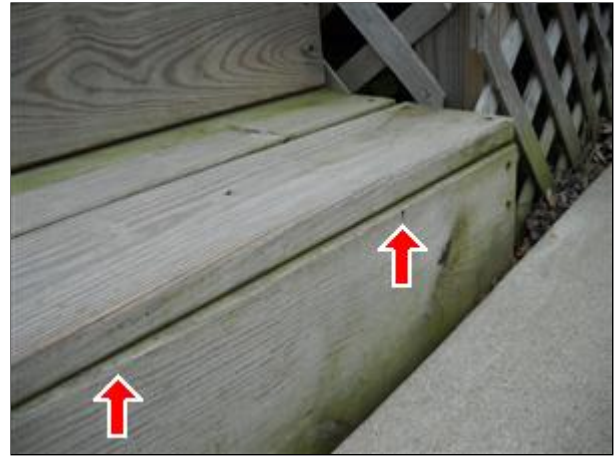
2.3 Picture 8

(3) Steps at both the front and rear of the home have no nosing on the thread. This is a trip hazard and should be corrected.

2. Exterior



2.3 Picture 9



2.3 Picture 10

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

Repair or Replace

There are a few spots where the grading is a negative slope towards the building. This should be corrected to allow for water to drain away from home.



2.4 Picture 1

3. Garage

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

Repair or Replace

Garage door openers operated as expected with the exception that they did not reverse when met with resistance. These should be repaired or adjusted for safety reasons.

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The closet door in the bathroom hits the jamb when closing.

4. Interiors



4.5 Picture 1

5. Structural Components

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

Repair or Replace

Small cracks were found in the block wall foundation. Suggest tuck pointing.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4

5. Structural Components



5.0 Picture 5

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(2) The tub drain in the master bath is lacking a mechanical stopper. Currently a rubber stopper is being used.



6.0 Picture 2

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The outside hose bib on the front of the house is leaking inside crawlspace when turned on and needs to be replaced.

6. Plumbing System



6.1 Picture 1

6.5 MAIN FUEL SHUT OFF (Describe Location)

Repair or Replace

(2) The gas line behind the dryer needs a cap installed.



6.5 Picture 2

7. Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

(1) The service entrance into the garage is leaving wiring exposed to possible mechanical damage. Pipe is being held by one strap This should be corrected by a qualified electrician.

7. Electrical System



7.0 Picture 1



7.0 Picture 2

(2) The pipe has come loose from the main disconnect on the pole. This should be corrected by a qualified electrician.



7.0 Picture 3

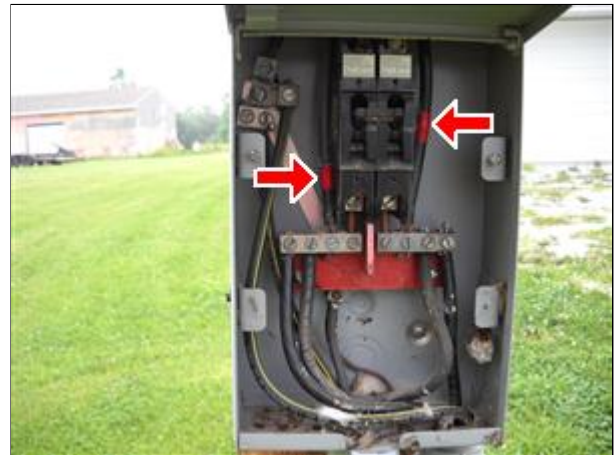


7.0 Picture 4

(3) There are wires exposed at the top of the pole that are connected to the main disconnect. This should be corrected by a qualified electrician.



7.0 Picture 5



7.0 Picture 6

(4) The service cable is simply laying on the floor in the crawlspace and is subject to mechanical damage. This should be corrected by a qualified electrician.

7. Electrical System

7.0 Picture 7

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Repair or Replace**

Electrical receptacle on the front of the home had no power to it at the time of inspection. suggest a qualified electrician be consulted.



7.4 Picture 1

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

(1) Outlet of the East exterior of home is not GFCI protected.

7. Electrical System

7.5 Picture 1

(2) No outlets in the garage were GFCI protected. Also no cover plates were installed. This should be corrected by a qualified electrician.



7.5 Picture 2

(3) The outlet on the island is not GFCI protected. This should be corrected by a qualified electrician.



7.5 Picture 3

(4) Electrical outlet in the main bath had no power at the time of inspection. This should be corrected by a qualified electrician.

7. Electrical System



7.5 Picture 4

8. Heating / Central Air Conditioning

8.7 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

The condensation drain slopes back toward the home. Suggest sloping away to keep moisture away from foundation. Drain is unsupported in basement.



8.7 Picture 1



8.7 Picture 2

9. Insulation and Ventilation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present

A small amount of debris was found in the crawlspace. Wood that has been left down there is rotting and should be removed. A good six mil vapor retardant is suggested to be placed on the floor of the crawlspace. (after you have properly ventilated.)

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

The foundation vents were sealed shut with tape. There was condensation on the underside of the insulation in the crawlspace. Crawlspace needs to breathe to prevent moisture buildup. Suggest removing the tape. Suggest temporarily using a fan to dry out crawlspace.

9. Insulation and Ventilation

9.3 Picture 1



9.3 Picture 2



9.3 Picture 3

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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INVOICE

Integrity Home Inspection
 309 W Edwards St.
 Payson, IL 62360
 217-303-8633
 Inspected By: Bill Penn

Inspection Date: 2/10/2010
 Report ID:

Customer Info:	Inspection Property:
Mr. John Doe 1234 Any Street Quincy IL 62305	1324 Anywhere Street Quincy IL 62301
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 3,000 single family home	275.00	1	275.00
Radon test (with home inspection)	140.00	1	140.00
			Tax \$0.00
			Total Price \$415.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.