



*The BrickKicker is pleased to present this
professional home inspection report
for the property located at:*

**849 N. Ellsworth St
Naperville, IL 60563**

inspected on 10/16/2015

**For more information please contact
The BrickKicker
800-821-1820
BK Inspector
IL License No. 450.088888**



10/16/2015

Mr. & Mrs. Home Buyer

Reference: Inspection located at:
849 N. Ellsworth St. Naperville, IL 60563

Date of Inspection: 10/16/2015

Dear Home Buyer:

This Summary is not the entire report. The complete report may include additional information of concern. It is recommended that the entire report be review and read. Other pertinent information is provided in the final report and this is not a substitute to the inspection report and all items and sections should be reviewed in their entirety. You should also obtain accurate and written cost estimates from appropriate professionals. It is not unusual to discover additional deficiencies during the course of repairs that were concealed from view during the inspection, and this may significantly impact on the repair cost. This summary and the report is designed to alert the end user of deficiencies and not a scope of work.

Below, we have identified the major categories of qualified deficiencies typically reported in an industry compliant report. These qualified deficiencies will fall into one of four category headings: Structural, Mechanical, Safety or Other. Although most deficiencies listed will fall logically and exclusively in one of these categories, there may be some that could fit multiple categories. In these cases, the inspector will subjectively choose the category he feels most appropriate, given the nature of the issue and its relative impact on other systems or components. The essence of reporting is that the deficiency is identified, not so much the category it is placed within. In this sense, it is imperative that you thoroughly read ALL summary categories listed below.

REPORT SUMMARY

The following items were found to be deficient in nature and part of the **MECHANICAL** systems of the home. This includes the HVAC, Plumbing, and Electric systems of the home:

MASTER

Comments:

A. *BATHTUB (includes Wall/Tile)*

The whirlpool GFCI protection did not operate at the time of the inspection. While the typical repair is to replace the GFCI further review might be necessary to determine the best course of repair.

PLUMBING

Comments:

D. *Water Heater:*

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

ELECTRICAL

Comments:

C. Main Service Panel

Electrical Panel and Cabinet: Pointed or wood type screws are being used to secure the dead front cover of the service panel to the service box. This type of screw can easily come into contact with the wire and could puncture or slice into the casing and make contact with the live electricity. This is a hazardous condition and we recommend the proper panel screws designed for this panel be used.

H. Ground Fault Circuit Interrupters

One or more of the Ground Fault Circuit Interrupter (GFCI) outlets did not turn off when the test buttons were operated. These devices reduce the risk of electrocution in wet areas. Recommend replacement of all defective GFCI outlets by a qualified electrician to restore protection. "Defective GFCI Outlet" Location(s): All Exterior, Whirlpool Tub, Hall Bathroom.

HVAC

Comments:

HEATING Unit 1

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

The heating equipment does not appear to have had recent maintenance. Heat exchanger defects may be hidden by dirt, soot or corrosion. Proper cleaning and further evaluation by a qualified heating contractor is recommended.

COOLING Unit 1

Forced Air: We were unable to test the air conditioning unit(s) due to the outdoor temperature being less than 60 degrees F. The exterior compressor unit(s) can be damaged if it is operated at colder outdoor temperatures and it should be at least 60 degrees F for the previous 24 hours before the unit can be operated safely.

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

The exterior compressor/condenser unit would benefit from professional maintenance. The unit should be kept clean for maximum performance and efficiency. Proper servicing by a qualified heating contractor is recommended.

ATTIC

Comments:

F. Other

Exhaust Fan(s): The bathroom exhaust fan(s) appeared to vent into the attic space. This can trap excessive moisture in the attic space and can promote rotting and mold. Recommend all exhaust fans be ducted directly to the exterior.

The following items were found to be deficient in nature and part of the **SAFETY** systems of the home:

BUILDING PROPER

Comments

G. Driveways

The uneven area observed at the automotive garage door(s) lip area could present a trip hazard and would benefit with feathering and/or additional types of repair or replacement for pedestrian safety.

Concrete driveway: Typical settlement was noted. This is usually caused by compaction of the soil under the driveway over time. Monitoring of the settlement is recommended.

K. Other

Basement Stairs: No rail present at the stairs leading from the basement door. This is a safety concern and adding a secure hand rail is suggested for safety.

Pool: The pool and the pool equipment are beyond the scope of this inspection.

GARAGE

Comments:

C. Garage Interior

The access to the attic is at least partially from the garage. The access point (scuttle) should be covered with a fireproof material.

ROOMS

Comments:

F. Step(s), Stairway(s) & Railing(s)

The stairs to the basement did not have proper handrails. This is potentially hazardous and proper installation of handrails at all stairs is recommended for safety.

H. Fireplaces/Solid Fuel Burning Stoves

Fireplace(s): The fireplace is wood burning with a gas starting assembly installed - a metal key operates a gas valve which feeds gas to a pipe installed under the metal fireplace grate for ease of starting wood fires.

Excessive build-up of soot or creosote was observed in the flue(s) and/or fireplace(s).

Creosote is a fire hazard. Cleaning and inspection by a qualified chimney sweep is recommended. Flue or firebox defects may be hidden by soot and creosote.

The following items were found to be deficient in nature and part of the **OTHER** systems of the home:

BUILDING PROPER

Comments

E. Deck(s), Porch(s), Balcony(s) & Railing(s)

Loose hand railing present on the deck. Properly securing any loose railings is recommended for safety.

The rear deck had an area of loose or exposed flashing where the deck connects to the home. This is above the basement walk out steps and could lead to moisture infiltration to the internal building wrap or framing structure. Properly sealing this area is suggested.

F. Stoop(s), Stairs, Step(s) & Railing(s)

Wood Steps: The handrail for the front entry steps was loose. Properly securing any loose railings is recommended for safety.

Areas of the balusters at the front entry steps were damaged or rotted. Proper repair is recommended.

The first step at the main entry was noted to be loose. Properly securing any loose steps is recommended for safety.

H. Exterior Doors

The side jambs at the exterior basement walk out door was rotted. Proper repair and refinishing is recommended.

ROOF

Comments:

E. Chimney(s) & Cap(s)

Metal Chimney(s): Rust was noted at the metal chimney cap. Proper refinishing or replacement of the affected metal is recommended.

GARAGE

Comments:

F. Service Door(s)

Service Door to Exterior: The stair riser leading from the exterior garage service door appeared to exceed the standard height and may be a tripping hazard. Proper correction is recommended.

MASTER

Comments:

B. SHOWER (includes Wall/Tile)

Loose tile and/or grout was observed in areas around the shower base. Proper repair and re-grouting is recommended to prevent moisture damage to the underlying wall surface.

KITCHEN

Comments:

E. Countertops

The countertop(s) were loose at the island. Recommend properly securing all countertops to the base cabinets.

ELECTRICAL

Comments:

E. Branch Circuit Wiring:

Additional supports or clamps are recommended to correct or prevent the electrical conductors (Romex, conduit, or BX) from moving or sagging. Unsecured Wiring Location(s): Attic.

FOUNDATION

Comments:

I. Other

Animal Habitation: One or more dead animals (Mice) was noted in the basement utility room. Proper removal is recommended.

Important Note: It is your responsibility to thoroughly, read and carefully interpret the entire inspection report and its accompanying materials. If you have any questions or need further clarification, you should contact our office immediately. Additionally, the full report contains many maintenance and safety tips that will be beneficial. This inspection was conducted in accordance with the terms in the pre-inspection agreement, a copy of which has been provided to you.

Thank you for allowing us to be of service.

The BrickKicker



BK Inspector
Residential Building Consultant
Illinois Home Inspector License
450.088888 Exp. 11/16
enclosure



Property Inspection Report

Property Address 849 N. Ellsworth St City/State Naperville, IL 60563
 Style of Building Single Family Estimated Age +/- 22 Yrs Years
 Client(s) Mr. & Mrs. Home Buyer Present? No Owner Present? No
 Others Present Not Applicable
 Agent/Company Mr. Buyers Agent Re/Max
 Agent/Company Mrs. Listing Agent Coldwell Banker
 Job# Sample Report -849 N. Ellsworth St. Naperville, IL 60563 Date Inspected 10/16/2015 Time 9:00 AM Status Vacant

Inspector: BK Inspector IL License No. 450.088888 Exp: 11/16 (as Agent of The BrickKicker)
 Inspector: _____ (as Agent of Company)

For Office Use Only
Ins. Fee_
Code_
Env. _

Signed  _____

WEATHER CONDITIONS Temperature was 45 Degrees and Clear
GROUND CONDITIONS Dry

REPORT EXPLANATIONS

- REVIEWED:** All component(s) in this category appeared to be functioning normally at the time of the inspection. The component(s) may show typical wear and tear.
- N/A:** Listed component(s) in this category were not applicable to, and therefore not included in, this inspection.
- COMMENTS(S):** Component(s) in this category were subject to one or more comments as printed on each page below. Monitoring, minor maintenance, or further attention may be suggested, as indicated in the comment(s). Further evaluation by a QUALIFIED CONTRACTOR may be recommended.

Comments provided may apply only to a portion of an item or only to certain items within the category. The inspector will usually provide an explanation of this within the written commentary.

CONTENTS

CONTRACT PROVISIONS	1a
INSPECTION CONTRACT CONDITIONS	1b
BUILDING EXTERIOR, INTERIOR, MECHANICAL SYSTEMS, STRUCTURAL ELEMENTS	11
BUILDING PROPER	11
ROOF	15
GARAGE	17
ROOMS	18
MASTER	21
BATHROOMS	23
BATHROOMS #2	24
KITCHEN	25
PLUMBING	27
ELECTRICAL	31
HVAC	34
FOUNDATION	36
ATTIC	38

REPORT LIMITATIONS

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

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

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

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

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

When Things Go Wrong

There may be a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent or Concealed Issues

Some issues can only be discovered by living in a house. They cannot be discovered during a few hours of a home inspection. For example, some shower stalls leak when people; are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some issues will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These issues may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues on the past issue, it is unfair to assume we should foresee a future issue.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Don't be surprised when three roofers all say the roof requires replacement when we said that, with some minor repairs, the roof would last a few more years.

Why didn't We See It

Contractors may say, "I cant believe you had this house inspected, and they didn't find this issue." There are several reasons for these apparent oversights:

1. Conditions During Inspection; It is difficult to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etc. Its impossible for contractors to know what the circumstances were when the inspection was performed.
2. Wisdom of Hindsight; When an issue manifests itself, it is very easy to have 20/20 hindsight. Anyone can say that the basement is wet when there is 2 inches of water on the floor. Predicting the issue is a very different story.
3. A Long Look; If we spent ½ an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more issues

too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Generalists; Inspectors are generalists, not specialists. The heating contractor may indeed have more heating experience that we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise, etc.

5. An Invasive Look; Issues often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination of the home at a particular moment of time and not intended to be invasive, destructive or predict the future. The inspection is not insurance or a warranty.

In conclusion; a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge for the home inspection. It would also not include the value added by the inspection.

Glossary of Terms

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions.

Component

A part of a system.

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home, which describes those systems, and components in accordance with these Standards of Practice.

Inspect

To examine readily accessible systems and components of a building in accordance with industry Standards of Practice, using normal operating controls and opening readily accessible access panels.

Inspector

A person hired to examine any system or component of a building in accordance with industry Standards of Practice.

Installed

Attached such that removal requires tools.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by a homeowner.

Readily Accessible

Available for visual inspection without requiring moving personal property, dismantling, destructive measures, or any action which will likely involve risk to persons.

Readily Accessible Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Report

To communicate in writing

Sample Testing

One component per room for multiple similar interior components such as windows and electrical outlets; one component on each side of the building for multiple similar exterior components.

Shut Down

A state which a system or component cannot be operated by normal operating controls

System

A combination of interacting or independent components, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involved dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

Building Exterior

I BUILDING PROPER



Vegetation, grading, surface drainage, and retaining walls are reviewed when any of these items may potentially adversely affect the building. Siding and/or structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection. Areas that visually appear to be deteriorated may be probed, if accessible. Additional defects may be found when repairs are made to items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any hidden defects found after the inspection.

	Reviewed	N/A	*Comments
A. Exterior Walls: Siding Type(s): FiberCement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Exterior Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Eaves, Soffits & Fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Patio(s) & Walkway(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Deck(s), Porch(s), Balcony(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Stoop(s), Stairs, Step(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Driveways Concrete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Exterior Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Grading and Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Vegetation (Trees, shrubs, vines affecting the building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Other: Basement Stairs, Pool.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

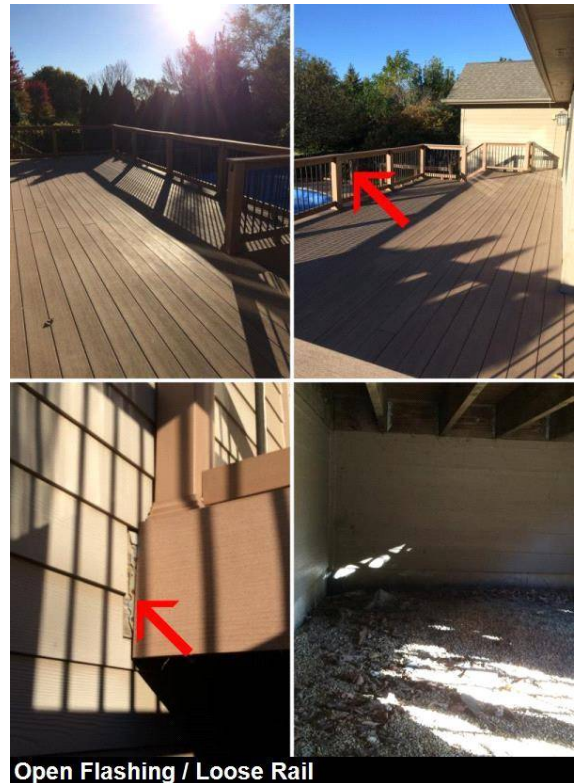
*Items marked 'Comments' usually require attention - See Report Explanations

Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. Your inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected, to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer about the home, not to replace the obligation of a home seller to disclose known defects. A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. We strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection.

E. Deck(s), Porch(s), Balcony(s) & Railing(s)

Loose hand railing present on the deck. Properly securing any loose railings is recommended for safety.

The rear deck had an area of loose or exposed flashing where the deck connects to the home. This is above the basement walk out steps and could lead to moisture infiltration to the internal building wrap or framing structure. Properly sealing this area is suggested.



F. Stoop(s), Stairs, Step(s) & Railing(s)

Wood Steps: The handrail for the front entry steps was loose. Properly securing any loose railings is recommended for safety.

Areas of the balusters at the front entry steps were damaged or rotted. Proper repair is recommended.

The first step at the main entry was noted to be loose. Properly securing any loose steps is recommended for safety.



G. Driveways

The uneven area observed at the automotive garage door(s) lip area could present a trip hazard and would benefit with feathering and/or additional types of repair or replacement for pedestrian safety.

Concrete driveway: Typical settlement was noted. This is usually caused by compaction of the soil under the driveway over time. Monitoring of the settlement is recommended.



Trip Hazard at Garage Lip

H. Exterior Doors

The side jambs at the exterior basement walk out door was rotted. Proper repair and refinishing is recommended.



Rotted Side Jam, Basement Exterior Door

I. Grading and Drainage



Storm Water Drain in Backyard

K. Other

Basement Stairs: No rail present at the stairs leading from the basement door. This is a safety concern and adding a secure hand rail is suggested for safety.

Pool: The pool and the pool equipment are beyond the scope of this inspection.



No Hand Rail leading to the basement.

Note: For the purposes of identifying specific areas of the building, assume you are outside facing the house from the street or road. Report references may be made to "left", "right", "front", or "rear".

Building Exterior

II ROOF

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repair or replacement cost will be, a qualified roofing contractor should be contacted. All roof coverings require periodic maintenance and an annual inspection is recommended. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Buyers are encouraged to ask the current owner about the presence of any roof leaks.

Style: Gable.

Estimated Age (Range in Years) 1-5.

Number of Layers Readily Visible: 1

Observation Method: Binoculars: The roof was not walked. However, it was partially viewed from the ground with binoculars. Possible injury to the inspector due to difficult access or damage to the roofing materials precluded walking on the roof. The roof was not walked on and the evaluation is limited. This type of viewing may be in conjunction with other viewing methods. (wet, slippery)

		Reviewed	N/A	*Comments
A. Surface Material(s) (Type):	Asphalt or Fiberglass Shingles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Flashings & Plumbing Vents		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Gutters and Downspouts		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Ventilation (Visible Condition)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Chimney(s) & Cap(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Skylight(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We have inspected 1000's of roofs here at The BrickKicker, and have seen, first hand, the effects of poor maintenance. If left unchecked, the roofing and roofing components can quickly deteriorate. Some general/routine maintenance can extend the life of the roof and save thousands of dollars in repair costs

Most Common Causes of Roof Leaks:

- Improper flashing around chimneys, plumbing stacks, skylights, etc.
- Missing or broken shingles or roof materials
- Tears in roof valleys or rust and metal valleys
- Ice damming due to improper run-off, forcing water back up under the shingles.
- Improperly hung gutters or drip edge.
- Improperly installed or wrong type of roofing.
- Cracked or deteriorated chimney caps.

Maintenance

Best Performed in Spring and Fall

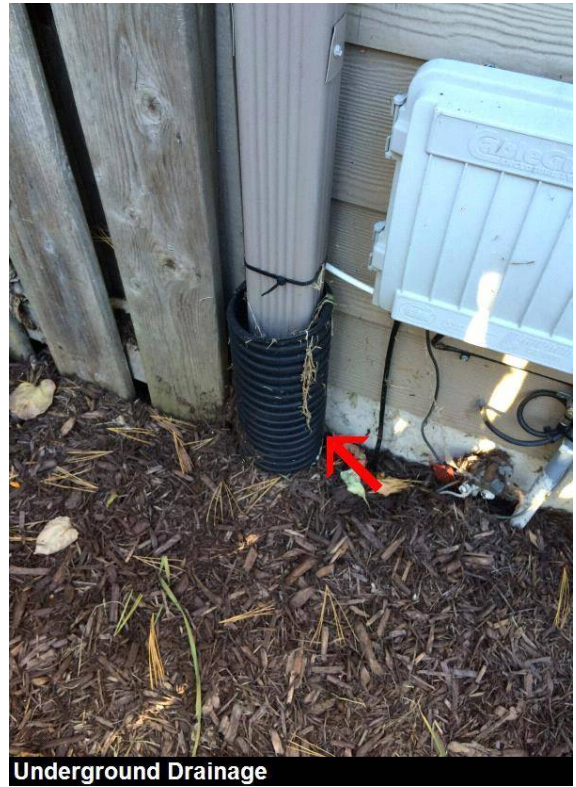
- Check for loose, damaged, or missing shingles
- On flat roofs, check of r cracking or blistering
- Inspect flashing around chimneys, skylights, plumbing stacks, etc.
- Check vents, louvers, and chimneys for bird or insect nests.
- Keep all debris cleared from roof, especially in and around valleys.
- Trim back trees and shrubs growing over roof.

A. Surface Material(s)



C. Gutters and Downspouts

The downspouts drain into an underground system. We are unable, as a part of this inspection, to determine where they drain to and if they are functional.



E. Chimney(s) & Cap(s)

Metal Chimney(s): Metal chimneys are typically those with pre-fabricated fireplaces and metal vent pipes extending up through an enclosed wood framed chase. This is then covered with stucco or other siding materials matching the house. Most of the tops of these chimneys are not visible, due to their height. This inspection is limited to the visible sections of the chimney. The interiors of the chimney flues are not fully visible and therefore are not inspected. Due to the location of the flues, it is impossible to view their interior during a home inspection. A chimney specialist can provide a more comprehensive inspection once the flues are cleaned.

Rust was noted at the metal chimney cap. Proper refinishing or replacement of the affected metal is recommended.



Building Exterior

III GARAGE



Garage inspections are often limited by the occupants stored items and vehicles. Be sure to review this area after the current occupant has removed stored items and before final possession for any potential issues to be addressed at that time. This is not a technically exhaustive inspection, and minor defects may exist that are not reflected in this report. We cannot detect latent or hidden conditions, and therefore cannot be responsible for items hidden under finishes, within wall cavities, under insulation, etc.

Type: Attached.

		Reviewed	N/A	*Comments
A. Garage Exterior - Siding Type(s):	Same as House, see inspection report page 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Roof Surface Material(s):	Same as House, see inspection report page 3 Asphalt or Fiberglass Shingles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Garage Interior		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Automotive Door(s):	Metal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Automatic Opener(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Service Door(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Floor/Foundation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

C. Garage Interior

The access to the attic is at least partially from the garage. The access point (scuttle) should be covered with a fireproof material.



Garage Attic Access

F. Service Door(s)

Service Door to Exterior: The stair riser leading from the exterior garage service door appeared to exceed the standard height and may be a tripping hazard. Proper correction is recommended.



Building Interior

IV ROOMS

Furniture and other personal possessions and/or stored items may prevent a complete examination of wall and/or floor surfaces. Normal shrinkage, settlement and seasonal changes in wood framing may cause minor cracking in walls and ceilings. *Most wall and ceiling cracking is typical* and not usually caused by structural movement.

Room(s): General.

Location: Throughout.

Water Stains or Damage None located in visible areas.

	Reviewed	N/A	*Comments
A. Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Window(s) (Sample Testing Only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Interior Doors (Sample Testing Only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Step(s), Stairway(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Permanent Heat Source in Each Habitable Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Fireplaces/Solid Fuel Burning Stoves Type: Fireplace Chimney(s): Metal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(For personal safety, we recommend that these items be cleaned and checked annually by a qualified chimney sweep.)

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

C. Window(s) (Sample Testing Only)

Style or Type of Window: Casement

All windows in the home were opened and checked for defects. These windows had signs of sun bleaching which is the discoloration of the stained surface of the window casement. This is mainly cosmetic, however refinishing as desired is recommended.



F. Step(s), Stairway(s) & Railing(s)

The stairs to the basement did not have proper handrails. This is potentially hazardous and proper installation of handrails at all stairs is recommended for safety.



H. Fireplaces/Solid Fuel Burning Stoves

Fireplace(s): The fireplace is wood burning with a gas starting assembly installed - a metal key operates a gas valve which feeds gas to a pipe installed under the metal fireplace grate for ease of starting wood fires.

Excessive build-up of soot or creosote was observed in the flue(s) and/or fireplace(s). Creosote is a fire hazard. Cleaning and inspection by a qualified chimney sweep is recommended. Flue or firebox defects may be hidden by soot and creosote.



If Fireplaces or Solid Fuel Burning Stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed.

Flue defects may exist that can only be discovered through a Level 2 chimney inspection performed by a qualified chimney sweep.

Manually lit gas fireplaces are not operated as a part of this inspection.

Building Interior

V MASTER



We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: Master.

		Reviewed	N/A	*Comments
A.	BATHTUB (includes Wall/Tile) Whirlpool Tub.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A- 1.	Tub Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 2.	Tub Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	SHOWER (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B- 1.	Shower Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2.	Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 1.	Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2.	Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. BATHTUB (includes Wall/Tile)

A whirlpool jet tub is installed in this home. IT is important not to operate this tub without the tub being properly filled with water. Many of these tubs require water over the jet line to keep the water from spraying the entire room with water. Since these tubs require electricity to operate the motors these tubs also require GFCI protection.

The whirlpool GFCI protection did not operate at the time of the inspection. While the typical repair is to replace the GFCI further review might be necessary to determine the best course of repair.



Non-Functional GFCI

B. SHOWER (includes Wall/Tile)

Loose tile and/or grout was observed in areas around the shower base. Proper repair and re-grouting is recommended to prevent moisture damage to the underlying wall surface.



Loose Tile

Building Interior

V BATHROOMS



We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: Hall.

	Reviewed	N/A	*Comments
A. BATHTUB (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 1. Tub Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 2. Tub Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2. Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 1. Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2. Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Interior

V BATHROOMS #2



We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: Basement.

	Reviewed	N/A	*Comments
B. SHOWER (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 1. Shower Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2. Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C- 1. Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2. Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

C. SINK/VANITY

Staining was observed under the sink: The staining was DRY when tested with a moisture meter. Recommend monitoring of the staining and/or checking with the current owner. Also recommend determination and correction of the source of the staining if still active.



Staining-Dry at time of Inspection

Building Interior

VI KITCHEN



This is a visual inspection. Water stains or damage may be hidden by stored personal items, behind cabinets and appliances, under floor coverings, or within wall cavities and may not be reported on. If the house was vacant at the time of the inspection, leaks may not appear due to lack of normal usage. The function of all appliances remaining with the house should be verified by the client before the closing.

The BrickKicker cannot be held responsible for the function of any appliances.

		Reviewed	N/A	*Comments
A. Ventilation:	Stove Top: System appears to vent to the exterior.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Sink		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Sink Drain		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Faucet		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Countertops		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Cabinets		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Floor		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #1:	Range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Appliance #2:	Refrigerator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Appliance #3:	Dishwasher.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Appliance #4:	Microwave.(Basement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTE: We provide a cursory review of selected appliances for "on-off" function only and strictly as a courtesy to our clients. Temperatures, thermostats, features, functions and cycles ARE NOT verified. We strongly recommend that the client(s) verify the proper operation of all appliances during the final walk-through before the closing.

Comments

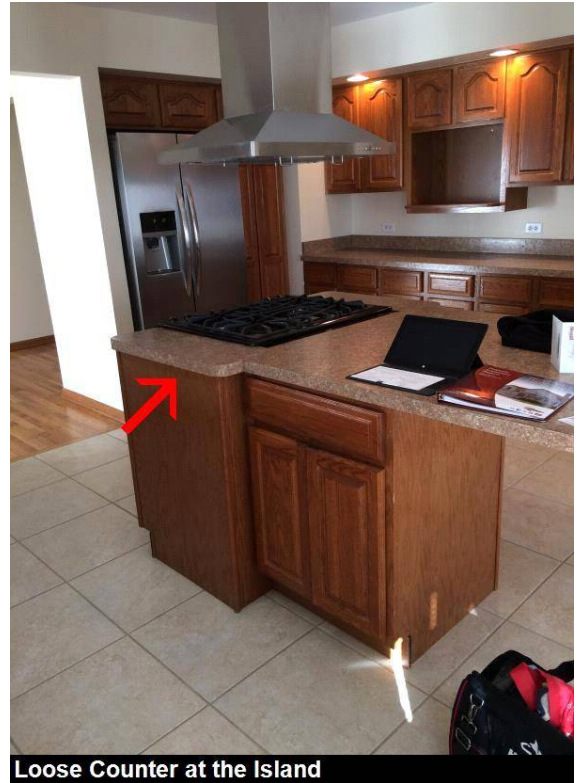
*Items marked 'Comments' usually require attention - See Report Explanations

A. Ventilation

Be sure to remove all packaging and wrap prior to operation.

E. Countertops

The countertop(s) were loose at the island. Recommend properly securing all countertops to the base cabinets.



H. Appliance #1

Appliances operated normally at the time of the inspection.

Be sure to remove all packaging and wrap prior to operation.

H. Appliance #2

Appliances operated normally at the time of the inspection.

Be sure to remove all packaging and wrap prior to operation.

H. Appliance #3

Be sure to remove all packaging and wrap prior to operation.

H. Appliance #4

Appliances operated normally at the time of the inspection.

Mechanical Systems

VII PLUMBING



Supply and drainage piping is observed in exposed areas only. The condition of piping within walls cannot be determined as a part of this inspection. Wells and septic systems are specifically excluded from this inspection - separate, specialized testing and inspection of these systems is recommended (and may be required by law). All plumbing work should be performed by licensed plumbers. There are two main methods of sanitary waste discharge from a home, overhead and underground. Overhead sewers have the lowest discharge point of a home exit the home higher than the lowest area of the home. This would have any areas below the main discharge require mechanical pumps to lift the waste up into the sewer drain. Underground sewers have a direct gravity feed between all of the sewer or drain pipes to the main exit point of the home.

Water Main Shut Off Location: Basement.

		Reviewed	N/A	*Comments
A. Water Pressure/Flow:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Water Piping Material(s)	Copper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Drain & Vent Piping Material(s):	PVC (Plastic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Water Heater #1	Size: 75 gal. Type: Gas Est. Age: 10-12 Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Fuel Supply Piping and Storage:	Type: Natural Gas Main Shut-off Location: Exterior.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Flood Control (storm and sewage pumps):	Sump (storm water) and Ejector (sewage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Sump (storm water): Installation of a battery backup system is recommended to assure continued flood protection during a power outage or in the event of the main pump failure.



G. Other:	Laundry Tub/Utility Sink(s), Garden Hose Bibb(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-----------	--	-------------------------------------	--------------------------	--------------------------

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. Water Pressure/Flow:

At the time of this inspection, the home was vacant and the plumbing systems had not been used for an unknown period of time. Please be aware that, because of the inactivity of the plumbing system, some defects may not become apparent until normal usage is resumed. Recommend verifying with the current owner as to the condition of the plumbing systems prior to closing.

C. Drain & Vent Piping Material(s)



Main Sewer Drain

D. Water Heater:

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.



E. Fuel Supply Piping and Storage:



F. Flood Control (storm and sewage pumps)

Ejector (sewage): There are two different types of ejector pumps. One is for the lifting of liquid waste and the other is for solid waste. It is normal to have a liquid waste pump discharge into an inch and a half pipe while the solid waste pump discharges through a two inch pipe. 2 Inch pipe material noted.



The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

Mechanical Systems

VIII ELECTRICAL



Only qualified electricians should perform all electrical repairs or modifications. The condition of wiring is typically only observed in the electrical panel(s) - junction box, outlet and switch covers are not removed. Lights that do not appear to function are often the result of burned out bulbs. AFCI (arc fault circuit interrupter) devices and only tested in vacant houses. Smoke detectors are visually checked but not tested in accordance with industry standards. Low voltage systems (door bells, telephones, etc.) are not included in this inspection.

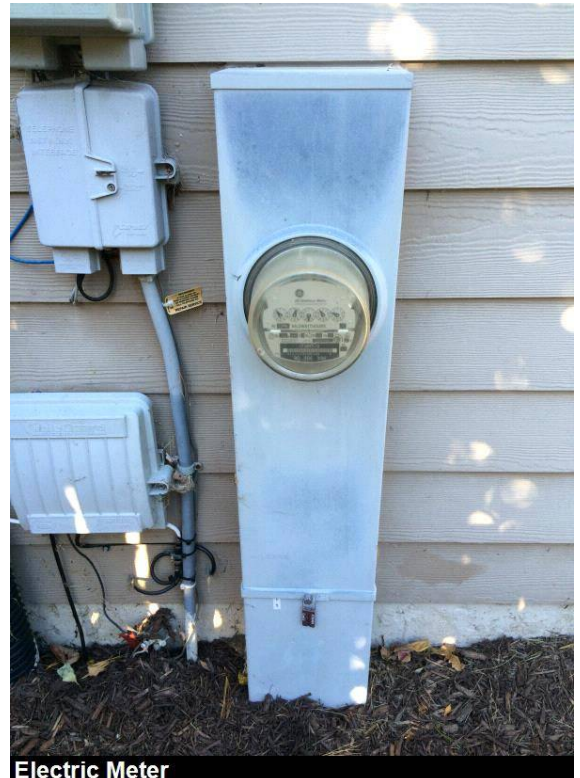
SMOKE AND CARBON MONOXIDE DETECTORS SHOULD BE PERIODICALLY CHECKED FOR FUNCTION.

		Reviewed	N/A	*Comments
A. Main Service:	Underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Service Entrance Cables Material:	AMPS: 200 Voltage: 240V Wiring Types: Copper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Main Service Panel	Location: Basement Overcurrent Protection Devices: Breakers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Sub Panel(s):		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Branch Circuit Wiring:	Conductor Material(s): Copper Wiring Type(s): Conduit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Receptacles (Outlets)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Light Fixtures		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Ground Fault Circuit Interrupters	Ground Fault Circuit Interrupters were tested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Smoke Detectors	Present: periodic testing strongly recommended.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. Main Service:



Electric Meter

C. Main Service Panel

Electrical Panel and Cabinet: Pointed or wood type screws are being used to secure the dead front cover of the service panel to the service box. This type of screw can easily come into contact with the wire and could puncture or slice into the casing and make contact with the live electricity. This is a hazardous condition and we recommend the proper panel screws designed for this panel be used.



Electric Panel: Improper Screws Used

E. Branch Circuit Wiring:

Additional supports or clamps are recommended to correct or prevent the electrical conductors (Romex, conduit, or BX) from moving or sagging. Unsecured Wiring Location(s): Attic.



H. Ground Fault Circuit Interrupters

One or more of the Ground Fault Circuit Interrupter (GFCI) outlets did not turn off when the test buttons were operated. These devices reduce the risk of electrocution in wet areas. Recommend replacement of all defective GFCI outlets by a qualified electrician to restore protection. "Defective GFCI Outlet" Location(s): All Exterior, Whirlpool Tub, Hall Bathroom.

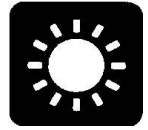


I. Smoke Detectors

Test Smoke & Carbon Monoxide Detectors regularly or at least once a month to verify operation for personal safety.

Mechanical Systems

IX HVAC



All heating units should be professionally serviced prior to the start of each heating season to maintain efficiency and for personal safety. Air conditioning units should be professionally serviced prior to the start of each cooling season for best performance and exterior compressor units should be left uncovered in the winter months to avoid excess moisture build-up and premature corrosion. Any space heaters present in the building should always be operated in full accordance with the manufacturer's recommended procedures and safety precautions to prevent oxygen depletion and possible build-up of carbon monoxide.

A. HEATING EQUIPMENT *Includes Flue Piping, Blowers, Pumps, Safety Valves, Combustion Air, etc.*

Unit	Brand	Type	BTU Input	Fuel	Est. Age	Reviewed	N/A	*Comments
Carrier.		Forced-Air.	132,000.	Natural Gas.	20-25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

All heating and cooling equipment should be serviced annually by a qualified contractor.

A unit marked "Reviewed" means that the unit operated normally at the time of the inspection. Proper operation of all units should be verified prior to closing. A conclusive evaluation of a *furnace heat exchanger* or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. **We do not report on, nor can we be held responsible for, these items.**

B. COOLING EQUIPMENT *Unit(s) not tested unless the outside temperature is at least 60 degrees for the last 24 hours.*

Unit	Brand	Type	Capacity	Fuel	Est. Age	Reviewed	N/A	*Comments
Unknown.		Forced-Air.	Unknown.	Electric.	18-22.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A unit marked "Reviewed" means that the unit operated normally at the time of the inspection. Proper operation of all units should be re-verified by the client prior to closing.

	Reviewed	N/A	*Comments
C. Ductwork (visible condition only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Combustion Air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.			
Flue Pipe Appears Satisfactory.			
F. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat.			

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

HEATING Unit 1

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

The heating equipment does not appear to have had recent maintenance. Heat exchanger defects may be hidden by dirt, soot or corrosion. Proper cleaning and further evaluation by a qualified heating contractor is recommended.



COOLING Unit 1

Forced Air: We were unable to test the air conditioning unit(s) due to the outdoor temperature being less than 60 degrees F. The exterior compressor unit(s) can be damaged if it is operated at colder outdoor temperatures and it should be at least 60 degrees F for the previous 24 hours before the unit can be operated safely.

This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

The exterior compressor/condenser unit would benefit from professional maintenance. The unit should be kept clean for maximum performance and efficiency. Proper servicing by a qualified heating contractor is recommended.



Limitations

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

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

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

There are several types of heating systems used throughout the country. The most common is the gas, forced air, furnace, which will be discussed. The heat exchanger is the most critical part of a furnace. It separates the air in the house from the flames and exhaust gases being generated in the furnace. A heat exchanger can fail in one of two ways: 1) it rusts through, or 2) it cracks. The result of either condition is the products of combustion escape into the air in your home. A crack or hole in the heat exchanger is usually not visible and typically will not be identified during a home inspection. Heat exchangers have an average life expectancy of fifteen to twenty five years. The cost of replacing a heat exchanger is almost as much as replacing the entire furnace. In most cases, the entire furnace is replaced.

Performing maintenance on a regular basis may increase the life span and help maintain the efficiency of your furnace.

- Check for any signs of corrosion, especially around flue pipes, humidifiers, and air conditioning coils.
- Listen for excessive noise.
- Consider an annual cleaning and service call from a qualified technician.

Filters

Conventional: There are several types of conventional air filters, each performs the same function- filtering the air before it travels into the furnace and out of the registers. Some are disposable while others you can clean. Most are rectangular and about 1" thick. Some manufacturers use a basket type filter that hangs in the blower compartment. Conventional filters are inexpensive and usually easy to replace.

Structural Elements

X FOUNDATION



Only the readily visible portions of the foundation and structure were observed. Foundation surfaces that are hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

Type: Basement: finished.

Foundation Moisture Indications: None located.

		Reviewed	N/A	*Comments
A. Floor(s):	Basement: Concrete Not Fully Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Columns: (Inspected only where visible)	Steel Not Fully Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Beams: (Inspected only where visible)	Steel Not Fully Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Floor Joists: (Inspected only where visible)	Solid Wood Not Fully Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Sub-Flooring: (Inspected only where visible)	Plywood Not Fully Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Foundation Material:	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Most foundation walls will have some amount of typical cracking. Cracking that is beyond "typical" will usually be discussed in the comments below. <u>Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry.</u>				
G. Foundation Ventilation:	Windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Floor Drains:	Present.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Other:	Animal Habitation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For full knowledge of water penetration or seepage we strongly recommend you check with the current owner. Every Basement/Crawl Space has potential for water entry. There is no assurance/guarantee it will not occur.

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

F. Foundation Walls

Cracks were observed that are common to this type of construction. These are usually cosmetic and may be repaired as desired, however, monitoring of all cracking for possible seepage or movement is recommended.

Efflorescence was observed at one or more areas. This white, chalky deposit is often caused by moisture seeping or wicking through the foundation wall, and minor efflorescence is common. If the efflorescence is more than minor, recommend locating and controlling or eliminating the source of the moisture (if still present).



Common Cracks / Efflorescence

I. Other

Animal Habitation: One or more dead animals (Mice) was noted in the basement utility room. Proper removal is recommended.



Dead Mouse behind Furnace

Proper water control reduces or eliminates water infiltration and provides for its removal.

Structural Elements

XI ATTIC

Method of Observation: Master Bedroom Closet: Entered
 Garage: Viewed from Interior Access Point.

Access / Visibility The majority of the attic space(s) was observed.

		Reviewed	N/A	*Comments
A. Water Penetration:	Stains from prior leaks - check with owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Venting of Attic (mechanical and passive)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Insulation:	Thickness in inches: 14-16 Material: Fiberglass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Roof Framing:	Joists & Rafters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Roof Sheathing:	Plywood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Other:	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. Water Penetration:

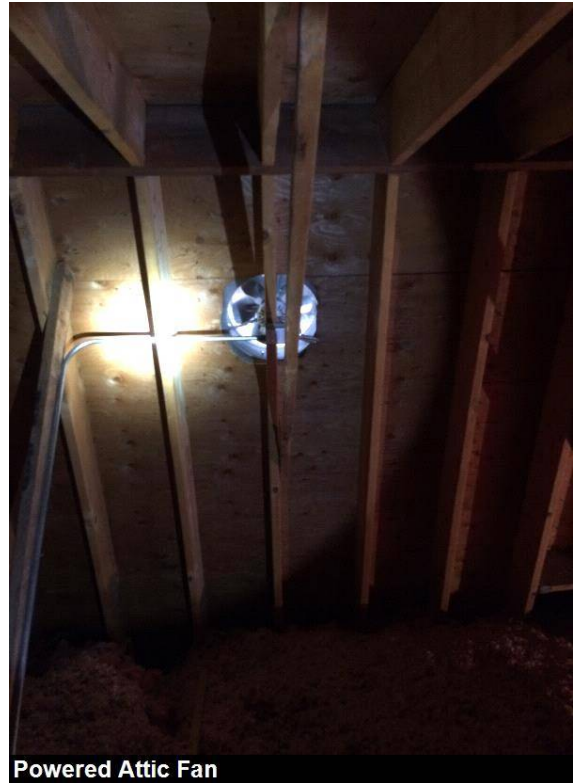
Staining (apparently from moisture) was observed in one or more areas of the attic: The staining appeared to be DRY at one or more areas. Recommend monitoring of the staining and/or checking with the current owner. Also recommend determination and correction of the source of the staining if still active.



Dry Staining at Chimney Framing

B. Venting of Attic (mechanical and passive)

The powered attic fan was not tested, either due to inaccessibility, colder temperatures, or a non-adjustable temperature control.



Powered Attic Fan

C. Insulation:

The amount of insulation in the attic space(s) appeared to be adequate but could be better distributed for consistent coverage and improved energy efficiency.



Some Areas of Insulation not Even

F. Other

Exhaust Fan(s): The bathroom exhaust fan(s) appeared to vent into the attic space. This can trap excessive moisture in the attic space and can promote rotting and mold. Recommend all exhaust fans be ducted directly to the exterior.

Having proper ventilation in your attic will help prevent moisture damage to the structure, increase the life expectancy of the roofing, reduce energy consumption, and improve the living conditions below the attic.

The two main reasons for attic ventilation are heat and humidity. In the summer, the temperatures in a poorly ventilation attic can reach 150 degrees! Excessive heat can not only damage roofing materials but it can make the living area under the attic uncomfortable and difficult to cool. Humidity will naturally drift upward to the attic from several sources, including showers, clothes dryers, cooking, and even breathing. Excessive humidity can cause damage to the roof structure, insulation, and interior surfaces.

The requirements for proper ventilation will vary depending on which part of the country you live in. The minimum recommendation is one square foot of free vent area for each 150 square foot of attic floor (if there is not a vapor barrier under the insulation) With a vapor barrier you need half of that amount or 1 - 300 feet. These standards are usually not met.

Adequate ventilation can usually be maintained with the use of louver vents in the gable ends of the home, ridge or box vents at the top of the roof and soffit venting under the eaves.



Exhaust Fans Discharge in Attic

GENERAL PROPERTY CIRCUMSTANCES

This inspection has focused on the major elements of the property. As noted, some items are only sample tested or partially reviewed. Additionally, this inspection may have been impeded by limited accessibility, especially in occupied homes. Therefore, please do not expect that every defect will be reported. Clients might anticipate and budget an amount not less than \$1000.00 to cover unforeseen and undiscovered defects and/or minor repairs. This inspection does not determine whether proper building permits have been obtained for work performed at this property prior to this inspection. We recommend that the client inquire with the current owner and the local building department as to the disposition of building permits, if any were required.

10/16/2015

CONTRACT PROVISION

*****THIS IS A LIMITED INSPECTION*****

This copy is provided as a courtesy. There is a signed copy executed on file.

With payment of the inspection fee as consideration, the Client, whose signature appears on this contract ("Client") and The BrickKicker ("Inspection Company") agree to the full and complete acceptance of the following Contract Provisions and Conditions.

INSPECTION

It is our understanding and agreement that this inspection is (a) limited in scope, (b) not a *Building Code* compliance inspection, and (c) being/was conducted in accordance with all conditions and provisions listed here or on the reverse of this page and are a part of and included with this Property Inspection Report.

THE STANDARD HOME / BUILDING INSPECTION

The Standard Home/Building Inspection ("Standard Inspection") is a visual, non-invasive examination of the essential external and internal structural components, readily accessible heating, cooling, electrical and plumbing systems of the building as defined under the standards and scope for home inspections established by the American Society of Home Inspectors (ASHI) or the National Association of Home Inspectors (NAHI). The Standard Inspection is performed by a generalist who will report the conditions and symptoms observed, but not the cause or remedy. In the Standard Inspection the inspector will: observe the structural components of the house and garage, wall cladding and trim, roofing, flashing, chimney exterior, decks and balconies. The inspector will operate permanently installed heating systems using normal controls, the central cooling system when weather permits, plumbing fixtures, built-in appliances and a representative number of electrical outlets, doors, and windows. The inspector will also generate a Property Inspection Report addressing those items covered by the Standard Inspection. In the Standard Inspection the inspector will not: remove floor or wall coverings, move furniture or stored items, open walls or perform any type of destructive testing. The inspector will not dismantle equipment, operate shut-off valves, engage pilot lights or inspect systems that have been shut down. Additionally, the inspector will not inspect items inaccessible because of soil, vegetation, walls, floors, carpets, furnishings or household belongings, water, ice, snow, or other conditions that would be a danger to the inspector. The inspector will not render an opinion or generate a Property Inspection Report addressing those items that are beyond the scope of the inspection.

THE COMPREHENSIVE HOME / BUILDING INSPECTION

The Comprehensive Home/Building Inspection ("Comprehensive Inspection") is conducted by a team of professionals, requires approximately eight hours to complete and requires a second day visit. A Comprehensive Inspection will automatically require a seven to ten day lead time. The Comprehensive Inspection covers all the elements of the Standard Inspection and additionally includes: electric circuit load analysis, heat distribution by volume analysis, in-depth inspection (which requires dismantling) of furnaces, boilers, heat pumps, central air conditioners. It will also include: heat loss surveys, video cams of main sewer lines and chimneys, and full operational testing of windows, doors, electrical outlets, switches and fixtures. The Comprehensive Inspection is much more costly than the Standard Inspection (a minimum \$3,500 fee will be charged) and requires the Client's execution of a separate contract distinct from this contract. Inspection fee: \$3,500.00 minimum (This service must be scheduled separately.)

ACCEPTANCE OF THE STANDARD HOME / BUILDING INSPECTION

By virtue of your marked acceptance and initials below, you acknowledge the following:

You understand the difference between the Standard Home/Building Inspection and the Comprehensive Home/Building Inspection; You understand that the Comprehensive Home/Building Inspection is more costly than the Standard Home/Building Inspection; and You agree that the inspection you are contracting for is the Standard Home/Building Inspection, and not the Comprehensive Home/Building Inspection.

ENVIRONMENTAL & ADDITIONAL SERVICES

As part of the document selection that accompanies every inspection report prepared by the Inspection Company, there will be a reference to the environmental and safety concerns of Lead, Asbestos, Radon Gas, Carbon Monoxide, Molds and Mildew. Although testing or inspecting for any of the above services is beyond the scope of the Standard Home/Building Inspection, The Inspection Company may offer testing or inspections of the following elements for an additional charge independent of the Standard Home/Building Inspection.

FINAL WALK-THROUGH

The inspection recites the condition of the property *AT THE TIME OF THE INSPECTION ONLY* and is not a substitute for the Client's responsibility to perform a complete and thorough pre-settlement walk-through. A non-exhaustive final walk-through checklist is provided as part of the Inspection Report documents for the Client's use. The Inspection Company accepts no responsibility for the final walk-through unless the Inspection Company performs the final walk-through. A final walk-through may be performed by the Inspection Company, at the Client's request, and arranged for an additional fee to be described in a space above.

LIMITATIONS / USE OF INSPECTION REPORT AND RELATED SERVICES

The inspection findings, any reporting and/or testing results rendered or described above are performed and prepared for the confidential and exclusive use and possession of the Client and are *NOT* intended to provide complete information about the home/building. Neither the inspection findings, any reporting or testing results should be solely relied upon and/or used to make decisions as to whether or not the home/building should or should not be purchased. The inspection findings, any reporting or testing results are the sole property of the Client and are not transferable to any other party. Disclosure: The Seller may be required to disclose certain issues to the Buyer. Any issues previously disclosed should be considered by the Buyer and communicated to the Inspection Company prior to the above services being performed.

INSPECTION LIMITATIONS

1. This inspection (a) is limited to the major systems of the building and improvements, (b) renders only the opinion of the inspector and (c) is based upon items readily accessible and observable. This inspection is essentially visual, not technically exhaustive and, in some instances, only provides for sample testing. It does not imply that every defect will be discovered. The Client agrees to accept all risks that are concealed from view, inaccessible to the inspector at time of inspection, or excluded from inspection by the terms and conditions of this agreement. This contract does not include within its scope any of the building's systems, structures, or components which are inaccessible, concealed from view, or which cannot be inspected due to circumstances beyond the control of inspector. It is understood the inspector will not perform invasive testing or examinations, or move furniture or fixtures in order to conduct the inspection.
2. This Property Inspection Report recites symptoms observed, but does not conclusively establish the cause of any such symptom or defect; such cause(s) can only be determined by further detailed investigation. *IT IS FULLY UNDERSTOOD AND AGREED* that any such investigation and determination is beyond the scope of this inspection.
3. The Client acknowledges that observations communicated to the Client during the course of the inspection, or findings included in the Property Inspection Report, which may be outside the scope of the Standard Home/Building Inspection, are not to be construed to establish a standard or imply an expanded scope of the inspection. Any such observations or findings are offered merely as additional information.
4. The Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify, alert, or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea formaldehyde, fungi, mold, conditions related to mold, bio-organic growth, conditions related to animals, rodents, insects, wood-destroying insects or organisms, pathogenic organisms, PCB's, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. All of the foregoing items are outside the scope of the services provided under this contract, unless otherwise agreed to in writing and signed by both parties.

5. The Client understands and agrees that it would be extremely difficult to determine the actual damages that may result from an inspector's failure to properly perform duties under this contract. As such, it is agreed that the liability of the Inspection Company arising out of this inspection and subsequent Property Inspection Report shall be limited to actual damages, or equal to the inspection fee charged, whichever is less. *IT IS AGREED THAT THIS IS AN ADEQUATE LIQUIDATED DAMAGE AND IS IN NO WAY INTENDED AS A PENALTY, ADMISSION OF NEGLIGENCE OR DEFAULT SETTLEMENT. THE CLIENT UNDERSTANDS AND AGREES THAT ACTUAL DAMAGES, OR EQUAL TO THE INSPECTION FEE PAID, WHICHEVER IS LESS, IS THE CLIENT'S SOLE AND EXCLUSIVE REMEDY NO MATTER THE THEORY OF LIABILITY UPON WHICH THE CLIENT SEEKS RECOVERY.* Moreover, as a condition precedent to pursuing any claim against the Inspection Company arising out of this inspection or subsequent Property Inspection Report, no matter the theory of liability, the Client must first provide written notice of the claim to the Inspection Company within 90 days from the date of the inspection or 30 days after taking possession of the property, whichever is later. Inspection Company must be allowed to re-inspect the subject property to investigate the claim, *BEFORE ANY REPAIRS ARE MADE*, except in an emergency, prior to any resolving action. *THE CLIENT UNDERSTANDS AND AGREES THAT FAILURE TO GIVE SUCH NOTICE OR OPPORTUNITY TO REINSPECT AS STATED ABOVE SHALL CONSTITUTE A WAIVER OF ANY AND ALL SUCH CLAIMS.*

6. Any dispute, or claim including breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this Contract or Agreement arising out of, from or related to the inspection or inspection report shall be submitted first to the Non-Binding Mediation process and absent a voluntary settlement, to be followed by Final and Binding Arbitration, if necessary. Both the mediation and/or arbitration shall be conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC (CDRS). The Client further agrees to be fully responsible for all associated costs, reasonable attorney fees and insurance policy deductible assignments incurred in the defense of the same should the Inspection Company be found to be the prevailing party. The decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court of competent jurisdiction for a period of one year. *NOTICE: ALTHOUGH WE HAVE A RIGHT TO LITIGATE DISPUTES AND HAVE A JUDGE OR JURY DECIDE THE DISPUTE(S), WE HAVE AGREED TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION AND HEREBY WAIVE OUR RIGHTS TO UTILIZE THE COURT SYSTEM.* The absence of Mediation or Arbitration being initiated by either party within one year of the date of the inspection, will be conclusive evidence that the parties agree the terms of this agreement have been satisfied and any further action is deemed waived and forever barred.

7. Anything to the contrary notwithstanding, payment of the inspection fee within ten (10) days of the inspection is a condition precedent to any right or interest in the inspection, or the Property Inspection Report, and to all claims for relief, redress, or damages against the Inspection Company. If any provision of this contract shall for any reason be held invalid or unenforceable (except for the payment provision contained herein), such invalidity or unenforceability shall not affect the other provisions of the contract, and the contract shall be construed as if such invalid or enforceable provision had never been contained in the contract.

8. No representations or warranties have been made concerning the property's conformance with applicable government building codes or The Comprehensive Environmental Response Compensation and Liability Act 1980 ("CERCLA"), as amended, pertaining to environmental hazards. It is agreed that the inspector will not, as part of this inspection, determine compliance with installation guidelines, construction documents, manufacturers' specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof. The Inspection Company offers no guarantee or warranty, whether express or implied, as to the future condition of the subject property. *THE INSPECTION COMPANY EXPRESSLY DISCLAIMS ANY AND ALL EXPRESSED AND/OR IMPLIED WARRANTIES PERTAINING TO THE PROPERTY'S MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE.* The Inspection Company is not an insurer and the Client will obtain from an insurer any insurance the Client desires. The amount the Client pays to the Inspection Company is based entirely upon the services performed by the Inspection Company and the limited liability assumed by the Inspection Company pursuant to this contract is unrelated to the value of the property or the property of others located in the premises. In the event of any loss or injury to person or property, the Client agrees to look exclusively to the Clients' insurer to recover any damages. The Client waives all subrogation and/or other rights of recovery against the Inspection Company that any insurer or other person may have as a result of paying any claim for loss or injury to person or property.

9. The parties agree that this contract contains the entire agreement and understanding between the parties and that its terms are contractual in nature and supercede all prior agreements and understandings, whether oral or written, between the parties.

There are many aspects pertaining to the condition, function and operation of buildings and properties that go beyond the standard home / building inspection scope and procedure. Typically these elements require services of specialists who use highly specialized equipment or professionals such as: engineers, attorneys, researchers or diagnosticians. No list will ever be complete but the items highlighted below serve as a partial list of those items beyond the capacity of our work:

PROPERTY

Code or zoning violations
 Permit research
 Property measurement and surveys
 Boundaries, easements or right of way
 Conditions of title
 Value appraisals
 Proximity to environmental hazards of any and all kinds
 Noise / interference such as: airplane routes or railroad tracks
 Neighborhood or territorial flood conditions
 Soil and geological conditions of any kind
 Well water systems including quality and quantity
 Underground sewer lines and/or waste disposal systems
 Buried piping or electric wiring
 Cisterns, underground storage tanks
 Fountains, fire pits, barbecues
 Lawn and landscaping
 Unattached buildings except primary garage

MECHANICAL

Adequacy or efficiency of heating and cooling
 Solar heating systems
 Radiant heating systems
 Thermostatic or time clock controls
 Water softeners, purifiers or instant heating devices
 Steam baths and saunas
 Gas and water shut-off valves including exterior hose spigots
 Buried piping
 Load of electric circuits wiring hidden from view
 Radio controlled devices
 Elevators, lifts and dumbwaiters
 Unique/technically complex systems

STRUCTURAL

Structural load bearing capacity
 Analysis or cause of structural defects
 Latent or concealed defects
 Probability of continued structural stability

OTHER

Pools, Spas and related elements
 Playground / Recreational equipment
 Free standing appliances
 Personal property
 Conditions pertaining to animals, pests or rodents
 Wood destroying insects
 Assessment of environmental hazards of any type
 Odors and noises
 Child and/or comprehensive safety assessment
 Fire protection
 Style, aesthetics or design flaws
 Life expectancy of systems or components
 Repair cost estimates
 Cosmetic features—paint, wallpaper, wall coverings, floor coverings, flooring and paneling

**THIS IS A LIMITED INSPECTION
 THIS CONTRACT IS SUBJECT TO MEDIATION/BINDING ARBITRATION**