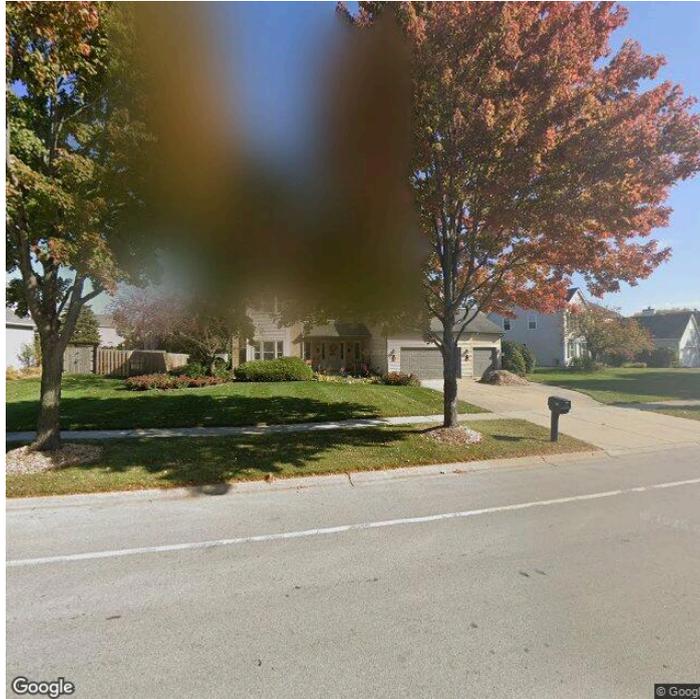




APEX INSIGHT HOME INSPECTIONS

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APEX INSIGHT RESIDENTIAL INSPECTION REPORT

1415 Stonegate Rd
Algonquin, IL 60102

Mohammad Azfar

01/26/2026



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RECOMMENDATION

4

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1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Occupied

Style

Modern, Colonial



Temperature

5 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Snow

2: EXTERIOR

Information

General: Inspection Method

Visual



Walkways, Patios & Driveways:

Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Deck



Siding, Flashing & Trim: Siding Material

Wood, Aluminum

Decks, Balconies, Porches & Steps: Material

Wood

Cooling Equipment: Brand

Lennox



Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior South

Cooling Equipment: SEER Rating

10 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Cooling Equipment: Age Estimate

1994

Cooling Equipment: Serial number

5894B19652

Service Entrance Conductors: Electrical Service Conductors

240 volts, Below Ground

Exterior Doors: Exterior Entry

Door

Wood

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Deficiencies

2.2.1 Walkways, Patios & Driveways

 Recommendation

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.



2.2.2 Walkways, Patios & Driveways

 Recommendation

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.



2.2.3 Walkways, Patios & Driveways

PORCH CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

[Here is a helpful article](#) on repairing cracked patios.



Recommendation



2.2.4 Walkways, Patios & Driveways

EXPANSION JOINT NOT SEALED

DRIVEWAY ADJECENT TO GARAGE

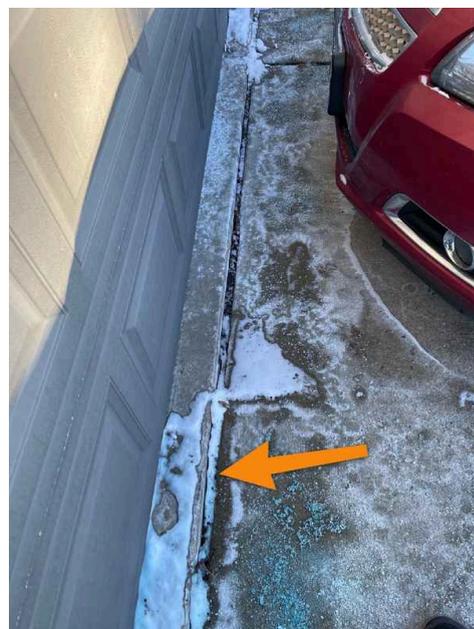
Expansion joint needs to be sealed. Can cause water damage

Recommendation

Contact a qualified professional.



Recommendation



2.3.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Recommend monitoring.



Recommendation



2.3.2 Vegetation, Grading, Drainage & Retaining Walls

GUTTER DOWNSPOUT NEEDS EXTENSION

NORTHEAST EXTERIOR

 Recommendation

One or more downspouts discharge too close to the foundation and lack proper extensions. This condition can contribute to moisture intrusion and foundation issues. Recommend adding downspout extensions to direct water away from the structure.

Recommendation

Contact a qualified professional.



2.3.3 Vegetation, Grading, Drainage & Retaining Walls

VINES COVERING EXTERIOR WALL OR SIDING

 Recommendation

Vines and climbing vegetation were observed covering portions of the exterior siding. Vegetation in direct contact with siding can trap moisture, conceal damage, and contribute to deterioration and pest activity. Recommend removing the vines and maintaining clear separation between vegetation and the exterior wall surfaces.

Recommendation

Contact a qualified professional.

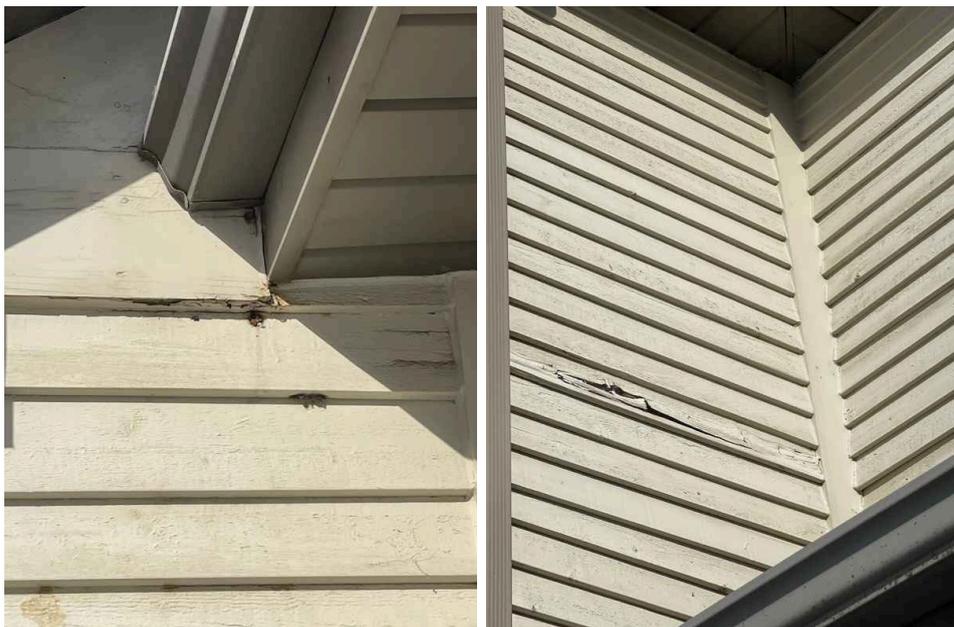


2.4.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

 Recommendation



2.4.2 Siding, Flashing & Trim

LOOSE BOARDS

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

 Recommendation



2.5.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

 Recommendation

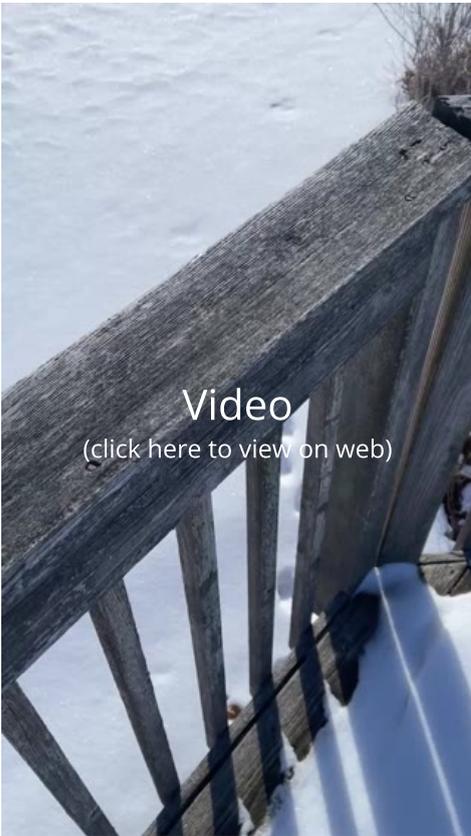


2.5.2 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

 Recommendation



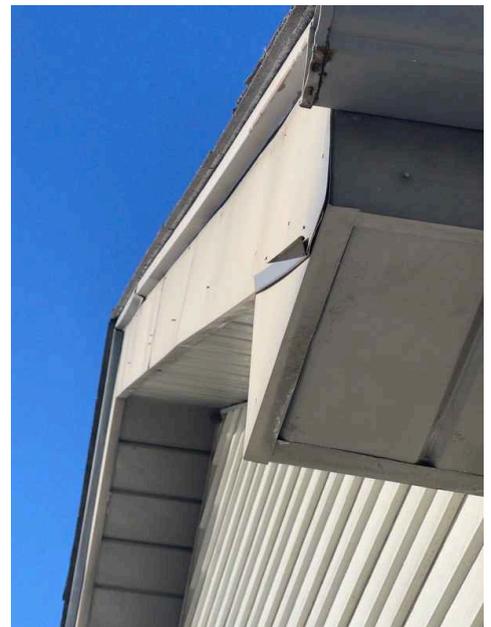
2.6.1 Eaves, Soffits & Fascia

FASCIA - LOOSE

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.



Recommendation



2.6.2 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.



Recommendation



2.7.1 Window's Exterior

IMPROPER OR INCOMPLETE TRIM/FLASHING AT EXTERIOR OF THE SLIDING DOOR

Recommendation

Improper detailing was observed at the lower exterior corner of the sliding door. The trim/flashings is incomplete and a visible gap is present between the door frame and the siding/foundation. This condition can allow water intrusion and may lead to hidden moisture damage. Recommend sealing and proper repair by a qualified contractor.

Recommendation

Contact a qualified professional.



2.8.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



2.8.2 Cooling Equipment

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

 Recommendation



2.8.3 Cooling Equipment

REFRIGERANT R-22 IS NO LONGER MANUFACTURED IN US

This air-conditioning system uses R-22 refrigerant, which has been phased out of production in the U.S. Due to limited availability and increasing cost of this refrigerant, future servicing and repairs may be difficult or expensive. The client should be aware that replacement of the system may be required if refrigerant-related issues develop.

Recommendation

Contact a qualified professional.

 Recommendation

2.10.1 Exterior Doors

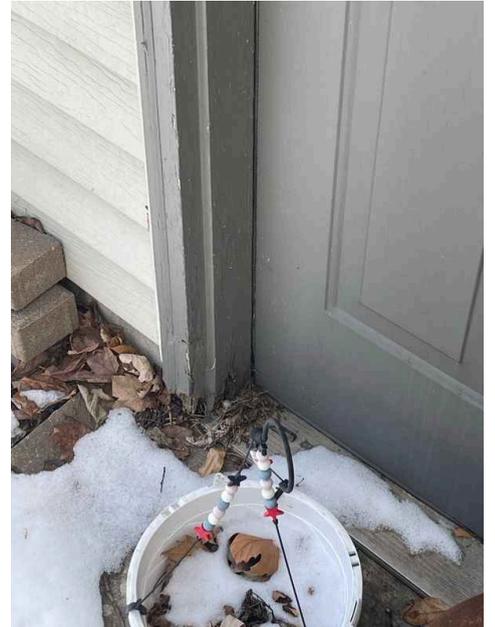
DAMAGE OR DETERIORATING DOOR

Exterior garage door jamb deterioration

 Recommendation

Recommendation

Contact a qualified professional.



3: ROOF

Information

Inspection Method Ground	Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Steel	Flashings: Material Aluminum	

Deficiencies

3.1.1 Coverings

DAMAGED (GENERAL)

 Recommendation

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

3.2.1 Roof Drainage Systems

GUTTER LEAKAGE

 Recommendation

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.



4: GARAGE

Information

Garage Door: Material

Wood



Garage Door: Type

Automatic

Limitations

General

OCCUPIED GARAGE

Garage was occupied



Deficiencies

4.4.1 Garage Door

LOUD NOISES

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.



4.4.2 Garage Door

 Recommendation**STICKING**

Garage door sticks for a period of time before opening/closing. This can be due to old opener batteries, old sensors or switches, or obstructions in the wheel track. Recommend a qualified garage contractor evaluate to ensure cables, springs & motors are in working condition and properly lubricated.

[Here is a DIY troubleshooting link.](#)

4.4.3 Garage Door

 Recommendation**GARAGE DOOR OPENER CHAIN LOOSE**

The garage door opener drive chain was observed to be loose and sagging along the rail. A loose chain can cause improper operation, excessive noise, and accelerated wear on the opener components. Adjustment of the chain tension in accordance with the manufacturer's specifications is recommended. Further evaluation and repair by a qualified garage door service technician is advised.

Recommendation

Contact a qualified professional.



4.5.1 Garage Door Opener

 Recommendation**DELAYED WALL SWITCH**

Wall switch needed to be depressed until door was open/closed. Recommend a garage door contractor evaluate & repair.

[Here is a DIY resource](#) to troubleshoot first.

4.6.1 Occupant Door (From garage to inside of home)

 Safety Hazard**NOT SELF-CLOSING**

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

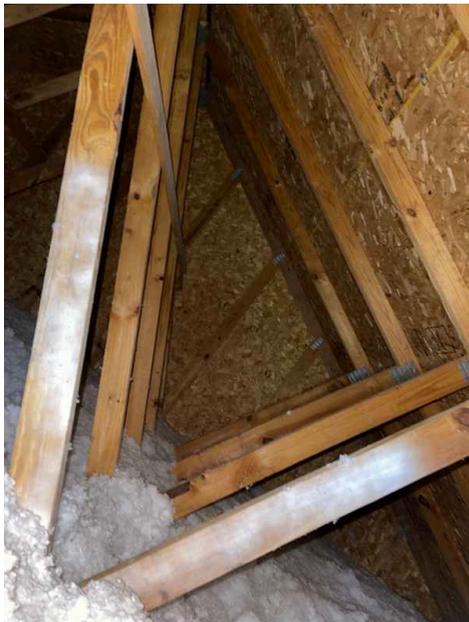
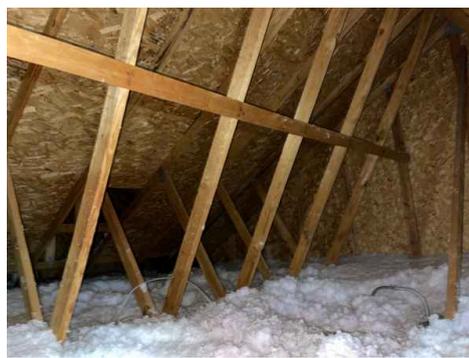
[DIY Resource Link.](#)

5: ATTIC, INSULATION & VENTILATION

Information

Roof Framing: Framing Type

Engineered Truss Framing



Attic Insulation: Insulation Type

Fiberglass, Blown

Attic Insulation: R-value

7

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only



Deficiencies

5.2.1 Attic Insulation

INSUFFICIENT INSULATION

 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.





5.5.1 Exhaust Systems

BATHROOM EXHAUST DUCT IMPROPERLY INSTALLED

ATTIC

The bathroom exhaust duct observed in the attic was constructed using flexible foil ducting with excessive bends and lacked insulation. This type of installation can restrict airflow and promote condensation in cold climates, increasing the risk of moisture damage and mold growth. Recommend correction by installing a properly sized, insulated, and rigid or semi-rigid duct vented directly to the exterior in accordance with current standards.

Recommendation

Contact a qualified professional.



6: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Double-hung

Floors: Floor Coverings

Vinyl

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Laminate

Deficiencies

6.1.1 Doors

DOOR DOESN'T LATCH

1ST FLOOR OFFICE/BEDROOM

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

 Recommendation



6.1.2 Doors

DOOR STICKS

1ST FLOOR OFFICE/BEDROOM

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

 Recommendation



6.1.3 Doors

 Recommendation

NOTICEABLE GAP

1ST FLOOR OFFICE/BEDROOM

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.



6.2.1 Windows

 Recommendation

AIR LEAKAGE AT DOUBLE-HUNG WINDOW (SASH OVERLAP)

1ST FLOOR BEDROOM NORTHWEST

Minor air leakage was observed at the sash overlap of a double-hung window. This is commonly associated with aging or compressed weatherstripping. Sealing improvements are recommended to reduce drafts and improve energy efficiency

Recommendation

Contact a qualified professional.



6.4.1 Walls

 Recommendation

DOORKNOB HOLE

1ST FLOOR BATHROOM



Wall had damage from doorknob. Possibly due to lack of door stopper. Recommend a qualified handyman or drywall contractor repair.

6.6.1 Steps, Stairways & Railings

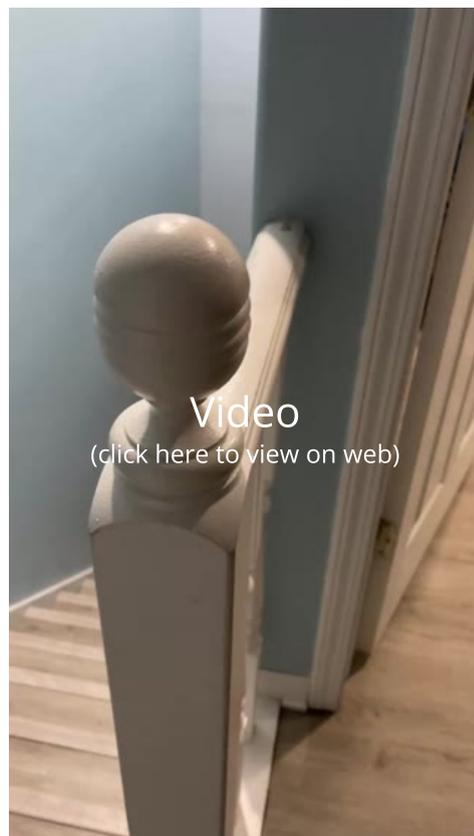
LOOSE GUARDRAIL

1ST FLOOR STAIRS

The guardrail was noted to have some movement when pressure was applied. While functional at the time of inspection, it should be secured to improve stability and safety. Recommend evaluation and repair as needed by a qualified contractor.

Recommendation

Contact a qualified professional.



6.6.2 Steps, Stairways & Railings

HANDRAIL INADEQUATE AT STAIRWAY

2ND FLOOR STAIRS

The stairway was observed to lack a proper graspable handrail for safe use while ascending and descending the stairs. A compliant handrail is recommended to improve safety and reduce the risk of falls. Recommend installation or correction by a qualified contractor.



Recommendation

Contact a qualified professional.



6.7.1 Countertops & Cabinets

CABINET SEPARATING FROM WALL

1ST FLOOR KITCHEN

Cabinets are separating from ceiling or wall. Recommend a qualified cabinet contractor re-fasten cabinets securely.



6.7.2 Countertops & Cabinets

CRACKED AND GAP AT KITCHEN ISLAND BASE

1ST FLOOR KITCHEN

A visible crack/broken and gap was noted at the base of the kitchen island. Repair or cosmetic correction is recommended for improved finish and durability.



Recommendation

Contact a qualified professional.



6.7.3 Countertops & Cabinets

KITCHEN DRAWER OUT OF ALIGNMENT

 Recommendation

One or more kitchen drawers were observed to be misaligned and not closing flush with the surrounding cabinetry. This condition may indicate worn or improperly adjusted drawer hardware and can affect proper operation and appearance. Recommend adjustment or repair by a qualified contractor or cabinet specialist.

Recommendation

Contact a qualified professional.



7: FIREPLACE

Information

Type

Gas starter wood



Fireplaces - Common Deficiencies: Wood Burning/Gas Chimney Vented Fireplaces- Level II Chimney Sweep recommendation

Due to observed conditions and the limited visual scope of the home inspection, recommend a Level II chimney inspection and cleaning by a qualified chimney professional prior to use. (applies to wood burning and gas, Chimney Vented Fireplaces)

Deficiencies

7.5.1 Fireplaces - Common Deficiencies

UNSEALED GAP AT FIREPLACE SURROUND

1ST FLOOR LIVING ROOM

A visible gap was observed between the fireplace box and the surrounding tile finish. This joint should be sealed with an appropriate non-combustible, heat-resistant sealant to prevent heat or byproducts of combustion from entering surrounding wall cavities. Recommend sealing with a fireplace-rated material by a qualified contractor prior to use.

Recommendation

Contact a qualified professional.





8: BUILT-IN APPLIANCES

Information

Dishwasher: Brand

Kitchen

Whirlpool

Refrigerator: Brand

Whirlpool, Kenmore

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Brand

Firegas

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

9: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement, West



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

Basement

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Kenmore

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Sump Pump: Location
Basement

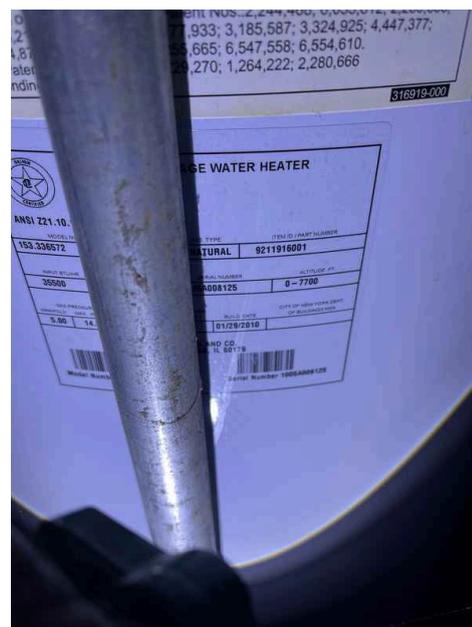
Deficiencies

9.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.



9.4.2 Hot Water Systems, Controls, Flues & Vents



Recommendation

WATER HEATER INSULATION JACKET DETERIORATION

Insulation backing material was observed protruding from the bottom of the water heater. This appears to be part of the tank's insulation jacket. No active leakage was observed at the time of inspection. Recommend monitoring and trimming or repairing the jacket as needed.

Recommendation

Contact a qualified HVAC professional.



9.6.1 Sump Pump



Safety Hazard

IMPROPER ELECTRICAL CONNECTIONS AT SUMP PUMP

The sump pump and related equipment were observed plugged into a power strip and multiple adapters near the sump pit. Power strips are not intended for permanent use or damp locations and may increase the risk of electrical failure or accidental disconnection during operation. A dedicated GFCI-protected receptacle is recommended for each pump. Correction by a qualified electrician is advised.

Recommendation

Contact a qualified professional.



10: COOLING

Information

Distribution System: Configuration

Basement
Central

11: HEATING

Information

AFUE Rating

80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard. AFUE can be found online with serial number.

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: Brand

Lennox

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

Deficiencies

11.1.1 Equipment



Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



11.1.2 Equipment



Recommendation

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.



11.1.3 Equipment

HUMIDIFIER LEAKING



The whole-house humidifier was observed leaking water at the unit and/or associated piping connections. Water staining and mineral deposits were present on the adjacent ductwork, indicating ongoing leakage. Continued leakage can lead to corrosion, mold growth, and damage to HVAC components. Recommend evaluation and repair or replacement by a qualified HVAC technician.

Recommendation

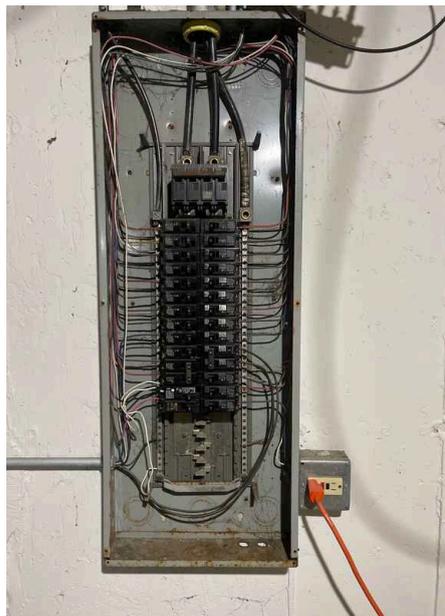
Contact a qualified professional.



12: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel type
conduit

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Siemens

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Deficiencies

12.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Recommendation

CORROSION IN MAIN OR SUBPANEL

Corrosion and rust were observed inside the electrical panel enclosure. This condition may indicate past moisture intrusion and can lead to deterioration of electrical components. Recommend evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified professional.



13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Slab

Floor Structure: Sub-floor

Plywood

Deficiencies

13.1.1 Foundation

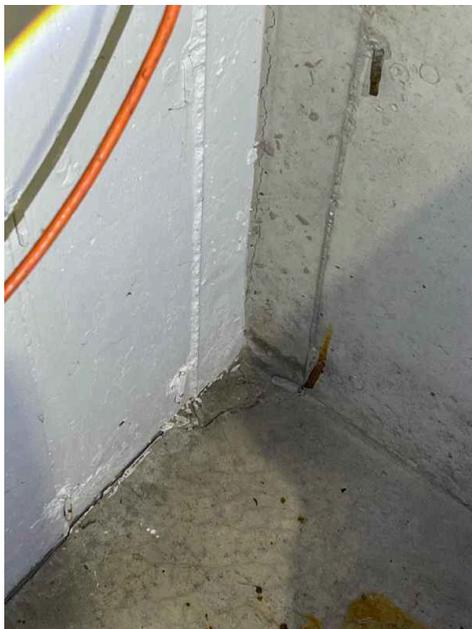
FOUNDATION CRACKS - MINOR



Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



13.4.1 Wall Structure

CRACKS - MINOR



Recommendation

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

STANDARDS OF PRACTICE

Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as

otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans

or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.