



Inspection Report

Mr. & Mrs. New Home Buyer

Property Address:

1234 Great View
Somewhere IL 61533



Greater Peoria Property Inspections

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Peoria, IL 61614
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Date: 10/14/2013	Time: 09:00 AM	Report ID: 13132
Property: 1234 Great View Somewhere IL 61568	Customer: Mr. & Mrs. Sample	Real Estate Professional: Keller Williams

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Joni McGarry - Client

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

		IN	NI	NP	RR
1.0	Roof Limitations	•			
1.1	Roof Coverings	•			
1.2	Flashings	•			
1.3	Skylights, Chimneys and Roof Penetrations	•			
1.4	Roof Drainage Systems	•			

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IN NI NP RR

1.1 (1) ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

1.1 (2) All roof components appeared to be in serviceable condition at the time of the inspection.

Roof inspection typically includes examination of the following:

- Roof-covering material
- Presence of an underlying membrane
- Permanent structures such as chimneys
- Flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, any extreme changes in the slope of the roof
- Gutter and downspout condition
- Fastener and mounting penetrations for any roof-mounted equipment such as any solar equipment, HVAC equipment or supports for structures such as chimneys or combustion vents or flues.
- Condition of any installed skylights
- Visible roof framing

1.3 Maintenance - The grout on the brick chimney is deteriorating and needs maintenance. A qualified masonry contractor should tuck point the deteriorated areas.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Steel

Appurtenance:

Deck with steps
Covered porch

Driveway:

Asphalt

		IN	NI	NP	RR
2.0	Exterior Limitations	•			
2.1	Wall Cladding Flashing and Trim	•			
2.2	Doors (Exterior)	•			
2.3	Windows	•			
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.6	Eaves, Soffits and Fascias	•			
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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
CHAMBERLAIN

		IN	NI	NP	RR
3.0	Garage Roof - (if detached)	•			
3.1	Garage Ceilings	•			
3.2	Garage Walls (including Firewall Separation)	•			
3.3	Garage Floor	•			
3.4	Garage Door (s)	•			
3.5	Occupant Door (from garage to inside of home)	•			
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.7	Attic Opening in Garage	•			

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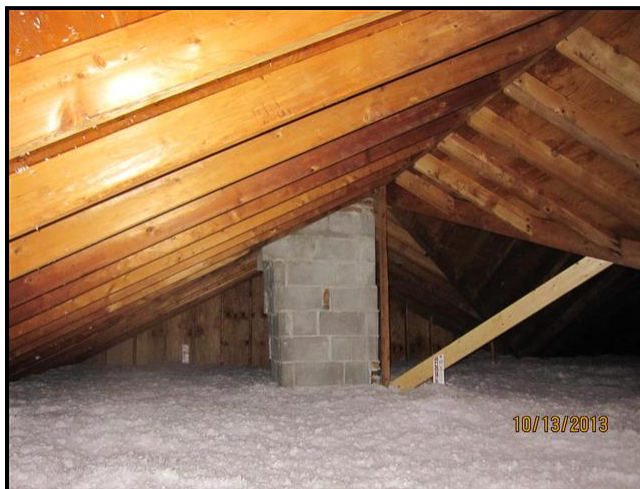
IN NI NP RR

3.6 Both Garage Doors will reverse when met with resistance.

3.7 The attic above the garage was accessible by a pull down stairway.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation:

Masonry block

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Wood joists

Wall Structure:

Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

Not visible

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Method used to observe attic:

From entry


Attic info:

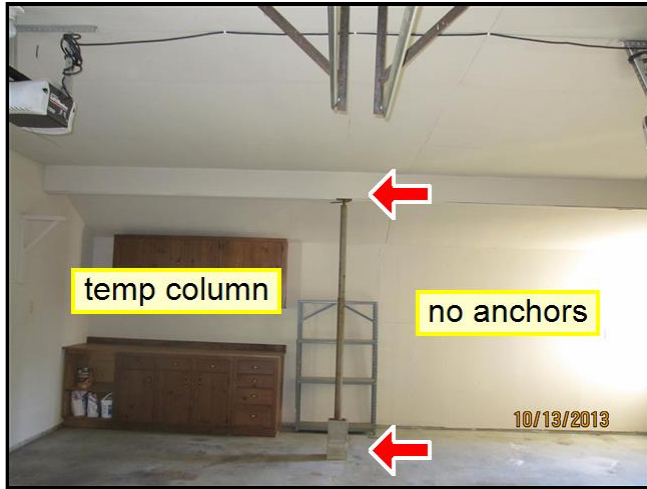
Pull Down stairs

		IN	NI	NP	RR
4.0	Structural Limitations	•			
4.1	Walls (Structural)	•			
4.2	Columns or Piers				•
4.3	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
4.4	Floors (Structural)	•			
4.5	Ceilings (Structural)	•			
4.6	Roof Structure and Attic	•			

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 **4.2** The support posts, or columns installed in the home are considered as a temporary support and not to be used for permanent installation.. They are considered a telescoping adjustable column. They are also undersized from the current building standards. For more detailed information on this topic you can [view this link](#). I recommend the current temporary post be mitigated to the current safe standards by a qualified contractor.



4.2 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:

Forced Air

Energy Source:

Propane

Number of Heat Systems (excluding wood):

One

Heat System Brand:

LENNOX

Filter Type:

Disposable

Ductwork:

Non-insulated

Filter Size:

N/A

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LENNOX

Number of AC Only Units:

One

		IN	NI	NP	RR
5.0	Heating Equipment	•			
5.1	Normal Operating Controls	•			
5.2	Automatic Safety Controls	•			
5.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
5.4	Presence of Installed Heat Source in Each Room	•			
5.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
5.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
5.7	Gas/LP Firelogs and Fireplaces			•	
5.8	Cooling and Air Handler Equipment	•			
5.9	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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5.0 The furnace had a humidifier attached. Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace. Because a warm moist environment such as that which exists in humidifiers can promote the growth of bacteria, yeasts, and molds, the housing, condensation tubes and pumps must be kept clean. In accordance with the Standards of Practice the Inspector does not evaluate humidifiers. You should ask the seller about the functionality of the humidifier. Many homeowners do not understand the maintenance requirements connected with these appliances and the Inspector recommends that you contact the humidifier manufacturer to ask about any maintenance requirements.



5.0 Item 1(Picture)

5.3 Maintenance - The filter installed was the wrong size. I recommend the correct filter be installed.

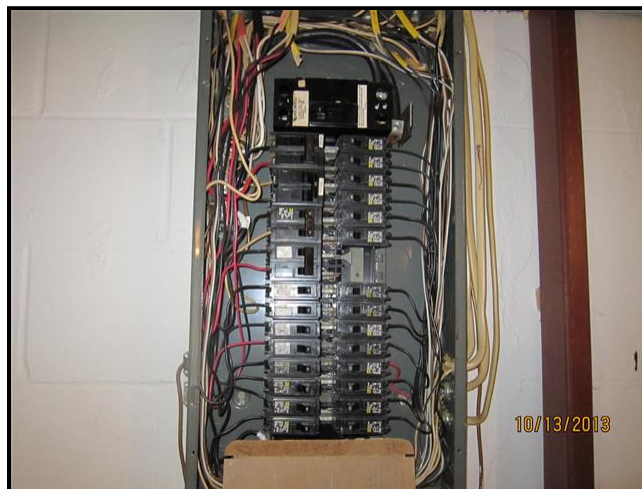


5.3 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:
Below ground

Electric Panel Manufacturer:
GENERAL SWITCH

Panel capacity:
200 AMP

Branch wire 15 and 20 AMP:
Copper

Panel Type:
Circuit breakers

Wiring Methods:
Romex


		IN	NI	NP	RR
6.0	Electrical Limitations	•			
6.1	Service Entrance Conductors	•			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
6.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
6.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.7	Location of Main and Distribution Panels	•			
6.8	Smoke Detectors		•		
6.9	Carbon Monoxide Detectors		•		

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IN NI NP RR

6.3 (1) Missing circuit label

A label identifying individual electrical circuits was missing from the distribution panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a circuit label be installed by a qualified electrical contractor.

 6.3 (2) A spare wire in the ceiling of the water softener closet was not terminated properly. I recommend this be terminated in a junction box or removed.



6.3 Item 1(Picture)

6.4 Safety - Due to risk of fire, the International Building Code and the National Electrical Code require that all fixtures installed in closets must be either surface-mounted or recessed and must completely enclose the bulb. Only incandescent or fluorescent lamps are allowed.



6.4 Item 1(Picture)

6.7 The main electrical distribution panel is located in the basement.

6.8 Safety- The testing of all smoke detectors is beyond the scope of this inspection. One or more detectors may have been present. It is highly recommended that the new owner install smoke detectors in each bedroom and at least one on each floor hallway. New batteries should also be installed and each smoke detector should be tested before moving into the new home. All batteries should be replaced at the same time at least once a year.

6.9 Safety- Each home should be equipped with at least one (CO) detector. Proper placement of a carbon monoxide (CO) detector is important. If you are installing only one carbon monoxide detector, the Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping area, where it can wake you if you are asleep. Additional detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Well

Water Filters:

Whole house conditioner
(We do not inspect filtration systems)

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

A.O. SMITH

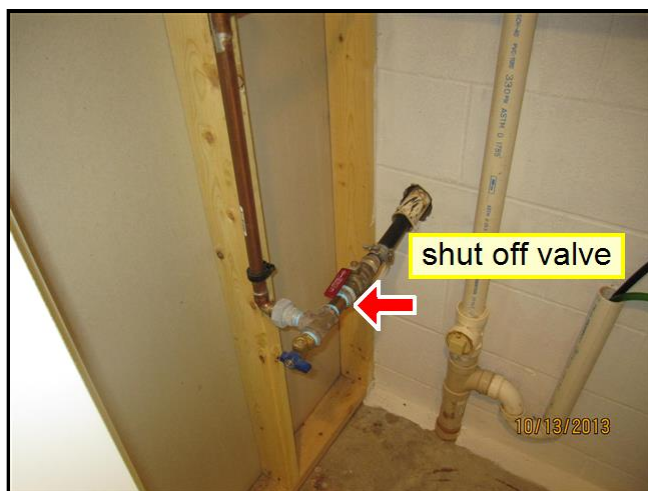
Water Heater Location:

Basement

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	●			
7.1	Plumbing Water Supply, Distribution System and Fixtures	●			
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●			
7.3	Main Water Shut-off Device (Describe location)	●			
7.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●			
7.5	Main Fuel Shut-off (Describe Location)	●			
7.6	Sump Pump			●	
		IN	NI	NP	RR

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7.3 The main water shut off is located in the basement.



7.3 Item 1(Picture)

7.5 The main fuel shut off is at propane tank outside.

7.6 There was no sump basin / pump observed in your basement. This was not uncommon for the period of this home. The contractor may have installed a gravity drainage system at the base of the footing on the exterior of the home. You may find the end of a drainage pipe at a lower elevation somewhere on your property.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Wood

Interior Doors:

Wood

Window Types:

Casement

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
8.0	Interior Limitations	•			
8.1	Ceilings	•			
8.2	Walls	•			
8.3	Floors	•			
8.4	Steps, Stairways, Balconies and Railings	•			
8.5	Counters and Cabinets (representative number)	•			
8.6	Doors (representative number)	•			
8.7	Windows (representative number)	•			
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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Blown

Ventilation:

Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	Attic & Crawlspace Limitations	●			
9.1	Insulation in Attic	●			
9.2	Insulation Under Floor System	●			
9.3	Vapor Retarders (in Crawlspace or basement)	●			
9.4	Ventilation of Attic and Foundation Areas	●			
9.5	Venting Systems (Kitchens, Baths and Laundry)	●			
9.6	Ventilation Fans and Thermostatic Controls in Attic	●			

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IN NI NP RR

9.6 Whole house fan had a cover installed at the attic. The motor operated but the louver did not open with the cover installed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher Brand:
WHIRLPOOL

Disposer Brand:
NONE

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
NONE

Built in Microwave:
Unknown

Trash Compactors:
NONE

		IN	NI	NP	RR
10.0	Dishwasher & Refrigerator		●		
10.1	Ranges/Ovens/Cooktops			●	
10.2	Range Hood (s)			●	
10.3	Trash Compactor			●	
10.4	Food Waste Disposer			●	
10.5	Microwave Cooking Equipment		●		

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IN NI NP RR

10.0 A dishwasher was installed in the home. It appeared to be operational. It is beyond the scope of this inspection to test appliances. I recommend the client inspect the appliance and run the dishwasher through a complete wash / dry cycle.

10.5 A Microwave oven was installed in the home. It t appeared to be operational. It is beyond the scope of this inspection to test appliances. I recommend the client inspect the appliance and mitigate if necessary.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Greater Peoria Property Inspections

**7031 N. Aycliffe Dr.
Peoria, IL 61614
(309) - 360 - 6904**

Customer

Ms. & Mr.
Sample

Address

Great View
Somewhere IL
61568

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Structural Components

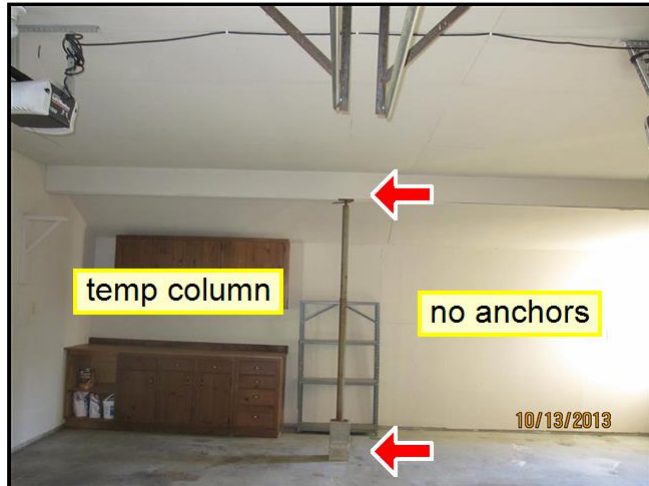
4.2 Columns or Piers

Repair or Replace



The support posts, or columns installed in the home are considered as a temporary support and not to be used for permanent installation.. They are considered a telescoping adjustable column. They are also undersized from the current building standards. For more detailed information on this topic you can [view this link](#). I recommend the current temporary post be mitigated to the current safe standards by a qualified contractor.

4. Structural Components



4.2

6. Electrical System

6.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace



(1) Missing circuit label

A label identifying individual electrical circuits was missing from the distribution panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a circuit label be installed by a qualified electrical contractor.



(2) A spare wire in the ceiling of the water softener closet was not terminated properly. I recommend this be terminated in a junction box or removed.



6.3

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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