

# American Dream Home Inspection, LLC

Helping you realize your American Dream

September 13, 2004

Responsible Homebuyer  
1234 N. Mainstreet  
Glen Ellyn, IL. 60137

Re: 1234 N. Mainstreet  
Glen Ellyn, IL. 60137

Dear Responsible,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 7/1/04. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

## REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

### Good

#### STRUCTURAL

##### Structural:

##### Siding Condition:

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

##### Trim Condition:

Satisfactory - The trim is intact and satisfactory.

##### Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

##### Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

#### BASEMENT/CRAWLSPACE

##### CRAWLSPACE

##### Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

#### KITCHEN

##### Kitchen

##### Outside Entry Door:

The outside entry door to the kitchen is satisfactory.

#### OTHER LIVING SPACES

##### Living Room:

##### Outside Entry Door:

Satisfactory - The outside entry door to this room is satisfactory. A hinged door. Deadbolts Yes - There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

### Slight Deficiency

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## BASEMENT/CRAWLSPACE

### BASEMENT/CRAWLSPACE

Comments:

Some of the dropped ceiling tiles are in need of replacement.

## HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated space is not insulated. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. Insulation is strongly recommended. Ducts noted in the crawlspace do not appear to be insulated either from the interior or exterior of the duct run.

## LAUNDRY

### LAUNDRY

Potential Problem Location.

**Attention Needed** - The laundry is installed in close proximity to the furnace or water heater. There is a potential problem with the chemicals used in the laundry. Some of the chemicals can cause premature deterioration to the heat exchanger or enclosures. Be sure to keep cleaning chemicals in sealed containers or provide adequate ventilation to the room, both when chemicals are stored or in use.

Windows:

**Attention Needed** - There is evidence of leakage from at least one window. I recommend sealing the window frame and painting to prohibit further damage.

## KITCHEN

### Kitchen

Interior Entry Door:

**Attention Needed** - The pocket entry door does not function.

## OTHER LIVING SPACES

Living Room:

Entry Door:

**Attention Needed** - The pocket entry door does not function. As described above under Kitchen.

## BEDROOM

Master Bedroom:

Closet:

Satisfactory - The closet is functional and of average size. Exposed light bulb without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from the bulb.

Ceiling:

**Attention Needed** - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The bedroom door is not correctly undercut to allow air movement from the room. The bedroom door should be undercut by 1/2" - 3/4" to allow airflow.

Bedroom 2:

Closet:

Satisfactory - The closet is functional and of average size. Exposed light bulb without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from bulb.

Ceiling:

**Attention Needed** - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The bedroom door is not correctly undercut to allow air movement from the room. The bedroom door should be undercut by 1/2" - 3/4" to

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allow airflow.

Bedroom 3:

Closet:

Exposed light bulb without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from bulb.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room.

## Minor Deficiency

### SITE

Site:

Trees Condition:

Satisfactory - The trees on the site all appear to be alive and in acceptable condition. Trees overhanging the garage structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

Paving Condition:

Driveway Condition:

**Action Necessary** - The driveway needs action. Repair or replacement is indicated. The driveway is broken into segments. This is unsightly and likely to continue movement.

Walkway Condition:

**Action Necessary** - The walkways need action. Repair or replacement is indicated. There is heaving noted in the walkways that needs to be repaired to prevent further deterioration or a trip hazard. Broken segments in walkways are unsightly and likely to continue movement.

Entryway Stoop:

**Attention Needed** - The entryway stoop needs some minor repair in order to defer deterioration. The stoop has cracks in it.

Comments:

The unevenness of the sidewalk & walkway pose a safety problem.

Retaining Walls:

Water Drainage:

**Attention Needed** - The run-off water from the retaining wall needs to be redirected away from the garage apron.

### ROOF & ATTIC

#### ROOFING

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Installation of downspout extensions would help carry the water further away from the foundation. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

### BASEMENT/CRAWLSPACE

#### WALKOUT BASEMENT:

Comments:

There is not a 4 inch threshold at the bottom of this entryway. This condition could lead to flooding.

### ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Condition of Wiring in Panel:

**Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician. There are two wires to a breaker or fuse. These need to be separated so that each wire will have its own breaker or fuse.

### PLUMBING SYSTEM

Plumbing:

Sump Pump Drain Line:

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**Action Necessary** - The drainage line from the sump pump is installed in such a manner that it has to be installed by hand from the outside of the home to remove the water far enough from the foundation. This should be corrected.

## Water Heater

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater. This valve is not functioning, and needs to be replaced.

## HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Insulation Wrap on the Suction Line:

**Attention Needed** - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

Heating Unit # 1:

Adequate Returns or Undercut Doors:

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 1/2 - 3/4 inch above the carpet or flooring to allow airflow.

## BEDROOM

Master Bedroom:

Ceiling Fan:

**Action Necessary** - The ceiling fan installed in this bedroom did not function using normal controls.

## Significant Deficiency

### GARAGE

Garage

Outside Entry Door:

**Action Necessary** - The outside entry door to the garage is in need of repair or replacement. This door did not function at the time of this inspection.

Electric Service to Garage:

**Action Necessary** - Some of the outlet & junction box covers are missing. Also extension cords were used to supply power to permanent fixtures.

Comment:

The current state of electric distribution in the garage is in need of repair in the vary near future.

### ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Panel Condition:

**Action Necessary** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are open slots in the panel breaker where breakers are missing.

### PLUMBING SYSTEM

Water Heater

Safety Overflow Pipe:

**Action Necessary** - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.

### HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heat Exchanger Inspected Via:

A visual inspection of the heat exchanger shows rust or other conditions exist which warrant further analysis and possible repair by a qualified licensed professional.

### LAUNDRY

LAUNDRY

Walls:

**Action Necessary** - There is a condition in the wall sheeting that needs to be repaired.

Electrical Outlets:

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**Action Necessary** - Electrical outlet in laundry room is a fire hazard and should be replaced as soon as possible.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

***AMERICAN DREAM HOME INSPECTION***

Bob Riehle  
Chief Inspector

enclosure

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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

REPORT  
NUMBER: 00150.

INSPECTORS  
NAME: BOB RIEHLE SR.

INSPECTORS  
LICENSE#: 050.0001684.

INSPECTION  
DATE: 7/1/04.

CLIENT FIRST  
NAME: Responsible.

CLIENT LAST  
NAME: Homebuyer.

MAILING  
ADDRESS  
CURRENTLY: 1234 N. Mainstreet.

CLIENT CITY/  
STATE/ZIP: Glen Ellyn, IL. 60137.

CLIENT PHONE  
#: (847) 638-6471.

CLIENT FAX #:  
(847) 387-3036.

INSPECTION  
SITE: 1234 N. Mainstreet.

INSPECTION  
SITE CITY/STATE/  
ZIP: Glen Ellyn, IL. 60137.

ACCESS  
PERSON: (owner)

## CLIMATIC CONDITIONS:

INSPECTION DAY  
WEATHER: Clear.

TEMPERATURE  
AT TIME OF  
INSPECTION: 80's.

HOW LONG  
SINCE LAST  
MEASURABLE  
RAIN: 5 Days.

SOIL  
CONDITIONS: Dry.

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**BUILDING CHARACTERISTICS:**

**ESTIMATED AGE OF HOUSE:** 28 years old.  
**BUILDING TYPE:** Bilevel,  
**STORIES:** 1 1/2.  
**SPACE BELOW GRADE:** Basement, Crawlspace.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** Suburb.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT DURING INSPECTION:** Yes.  
**PEOPLE PRESENT DURING INSPECTION:** Homeowner.

**PAYMENT INFORMATION:**

**TOTAL FEE:** \$300.00.  
**PAID BY:** Cash.

**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 nongovernmental codes 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 express or implied warranty of merchantability or fitness for use regarding the condition of the

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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 tradespeople 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 evidence relating to the complaint, except in the case of an emergency.

Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

# SITE

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**Site:**

**House faces:** The front of the house faces East.  
**Rear View** The rear of the house faces West.  
**Right Side View** The right side of the house faces North.  
**Left Side View** The left side of the house faces South.  
**Approximate Lot Size:** The lot appears to be of an average size for the area.  
**Site Drainage:** Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:** Good - The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

**Trees Condition:** Satisfactory - The trees on the site all appear to be alive and in acceptable condition. Trees overhanging the garage structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



**Mailbox Noted:** Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:**

**Driveway Paving Material:** Asphalt.

**Driveway Condition:** **Action Necessary** - The driveway needs action. Repair or replacement is indicated. The driveway is broken into segments. This is unsightly and likely to continue movement.



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**Walkways and  
Stoop Materials:**  
**Walkway  
Condition:**

Concrete.

**Action Necessary** - The walkways need action. Repair or replacement is indicated. There is heaving noted in the walkways that needs to be repaired to prevent further deterioration or a trip hazard. Broken segments in walkways are unsightly and likely to continue movement.



**Entryway Stoop:**

**Attention Needed** - The entryway stoop needs some minor repair in order to defer deterioration. The stoop has cracks in it.



**Comments:**

The unevenness of the sidewalk & walkway pose a safety problem.

### Retaining Walls:

**Location of  
Retaining Wall:**

South side of garage.



**Materials Used:  
Condition of Wall  
and Materials  
Used:**

The retaining wall is made of concrete masonry units.

Good - The retaining wall is in good or near new condition.

**Water Drainage:**

**Attention Needed** - The run-off water from the retaining wall needs to be redirected away from the garage apron.



**Retaining Wall  
Anchoring:**

Yes - The retaining wall appears to have some form of anchoring installed to help minimize movement of the wall.

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### Utility Services:

**Water Source:** City.  
**Water Meter Location:** Basement level in laundry room.



**Electric Service:** Underground.  
**Electric Service Condition:** Satisfactory - The underground service appears adequate.

**Cable Television Service:** Satellite dish.  
**Telephone Service:** Underground.

**Cable Television, Telephone Grounding Wire Verified:** Yes - The satellite dish and/or the telephone service lines appear to be grounded.

**Fuel Source:** Natural gas is provided by a regulated service company or utility.

**Underground Fuel Tanks Noted:** No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

**Sewage Disposal System:** Sewers.

### Gas Services:

**Gas-fired Equipment Installed:** Furnace. Water heater. Range - oven.

**Location of Meter:** Left side of the house (South side).

**Type of Gas Supply:** Natural Gas.

**Gas Appliances in Garage Area?:** Yes - Furnace.

**Gas Line Primary Piping Material:** Black Iron Pipe with a Galvanized pipe elbow.

**Secondary Supply Piping:** Because of limited access I was unable to determine for sure but I believe Flexible copper is used on the furnace in the garage & on the clothes dryer in the laundry room. Flexible copper lines are no longer approved by the gas company I suggest replacement with approved piping material.

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**Piping**  
**Installation -**  
**Routing -**  
**Shutoffs -**  
**Hangers -**  
**Supports:**

Satisfactory - Gas supply piping as installed appears adequate.

# FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## Foundation

**Type of**

**Foundation:**

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

**Foundation**

**Materials:**

Poured in place concrete, 8 inches or more thick.

**Visible Portions  
of Exterior**

**Foundation**

**Walls:**

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Only about 5% to 10% of the foundation was visible.

**Visible**

**Foundation Wall**

**Cracks Noted**

**From Exterior:**

Due to limited visibility (shrubs) the external portion of the foundation is blocked from view and is not covered by this inspection.



**Perimeter**

**Foundation**

**Drainage Surface:**

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

**Footer Drain Tile**

**Noted:**

No - The inspection did not reveal any evidence of a footer drainage system.

# STRUCTURAL

## Structural:

<b>Type of Construction:</b>	Frame.
<b>Exterior Siding Materials:</b>	Vinyl Siding.
<b>Siding Condition:</b>	Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.
<b>Trim Condition:</b>	Satisfactory - The trim is intact and satisfactory.
<b>Soffit/Eaves:</b>	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
<b>Fascia &amp; Rake Boards:</b>	Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
<b>Outside Entry Doors:</b>	Main entry door north side condition is vary good. Walkout basement door west side could use minor repair & paint. There are deadbolts installed on the these doors, and they are operational. This is a recommended safety feature. Sliding glass doors on south side, condition vary good with adequate locking.
<b>Windows Type:</b>	Double Hung. Horizontal Sliding.
<b>Window Condition:</b>	Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.
<b>Window Flashing:</b>	Satisfactory - The installed window flashing above the windows appears to be adequate.
<b>Storm Windows:</b>	Satisfactory - There are storm windows installed, and they appear to be functional. The storm windows are made with aluminum frames.
<b>Earth-to-Wood Clearance:</b>	Satisfactory - There appears to be adequate clearance between the earth and the wood.
<b>Structural Caulking:</b>	Satisfactory - The structural caulking appears to be in satisfactory condition.
<b>Framing members sizing.</b>	The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.
<b>Exposed Wall Framing Members Condition:</b>	Satisfactory - The exposed wall framing members were in satisfactory condition.
<b>Exposed Floor/Ceiling Framing Location:</b>	Crawl space.
<b>Floor Framing Members Size.</b>	The floor framing is constructed with 2" x 8" members. The floor/ceiling is framed with 16-inch centers.

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**Exposed Floor/  
Ceiling Framing  
Condition:**

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

**Evidence of Mold  
Noted:**

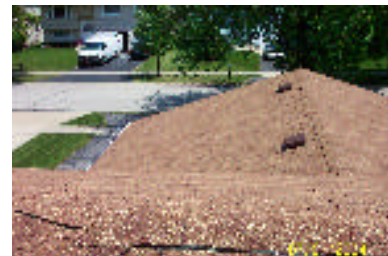
No.

# ROOF & ATTIC

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.

## ROOFING

**Type Roof:** Combination of: Gable & Hip.



**Roof Covering Materials:** Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

**Cover Layers:** The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When reroofing again, it will be necessary to remove the first two layers.

**Condition of Roof Covering Material:** Good - The roof covering material is either new or near new, and it appears to be installed correctly.

**Estimated Life Expectancy of Roof:** The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

**Slope:** Medium slope is considered to be between 4 in 12 and 6 in 12.

**Flashing:** Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

**Means of Roof Inspection:** The roof covering was inspected by walking on the roof.

**Ridges:** Satisfactory - The ridge covering material appears to be in satisfactory condition.

**Evidence of Leakage:** No.

## American Dream Sample Report

### **Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Installation of downspout extensions would help carry the water further away from the foundation. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.



### **Detached Garage Roof**

Satisfactory - The garage roof covering material is in similar condition to that of the main structure.

## **Attic & Ventilation:**

### **Attic Access**

#### **Location:**

Hallway ceiling.

#### **Attic**

#### **Accessibility:**

Ceiling scuttle hole.

#### **Method of**

#### **Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

#### **Attic Cavity Type:**

Storage - The attic cavity has capacity for storage of light boxes or items.

#### **Roof Framing:**

A rafter system is installed in the attic cavity to support the roof decking. The rafters system appears to be in satisfactory condition.

#### **Roof Framing Condition:**

Satisfactory - The roof framing appears to be in functional condition.

#### **Roof Decking:**

The roof decking material is 1/2" plywood sheeting.

#### **Evidence of Leaks on Interior of Attic:**

There is no evidence of current water leaks into the accessible attic spaces.

#### **Ventilation Hi/Low:**

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

#### **Vapor Barrier Installed:**

There was no vapor barrier noted in the attic cavity.

#### **Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

#### **Insulation Noted:**

The following type of insulation was noted in the attic: Cellulose. Blown in place. There is an average of at least 4" of insulation installed.

# GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## Garage

<b>Garage Type</b>	The garage is detached and free standing.
<b>Size of Garage:</b>	Two car garage.
<b>Number of Overhead Doors</b>	There is a single overhead door.
<b>Overhead Door and Hardware Condition:</b>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<b>Automatic Overhead Door Opener:</b>	The overhead door opener appears to function appropriately.
<b>Safety Reverse Switch on the Automatic Opener:</b>	Yes - The door opener is equipped with an automatic reverse safety switch. Satisfactory - The safety reverse switch worked when it met resistance.

**Outside Entry Door:**

**Action Necessary** - The outside entry door to the garage is in need of repair or replacement. This door did not function at the time of this inspection.



**Floor Condition:**

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

**Garage Foundation:**

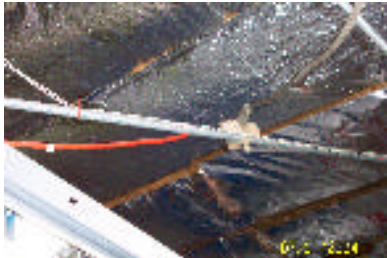
Satisfactory - The visible portions of the foundation under the garage appear to be functional.

**Garage Roof Condition:**

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

**Electric Service to Garage:**

**Action Necessary** - Some of the outlet & junction box covers are missing. Also extension cords were used to supply power to permanent fixtures.



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**Water Source**

**Installed:**

No.

**Comment:**

The current state of electric distribution in the garage is in need of repair in the vary near future.



# BASEMENT/CRAWLSPACE

## BASEMENT/CRAWLSPACE

**Interior of**

**Basement**

**Percentage**

**Finished Into**

**Living Space:**

80% basement is finished into living space.

**Basement Ceiling**

**Exposed:**

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.

**Sill Plates**

**Percentage**

**Visible:**

None - The sills are not available for viewing. As a result of the limited visibility, there is no comment given as to the condition of the sill plates and the immediate surrounding area.

**Foundation Bolts**

**Noted:**

No - This inspection was unable to locate foundation bolts or brackets installed.

**Conditions Noted  
in Exterior**

**Walls,Interior**

**View:**

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

**Columns and**

**Posts:**

There are steel columns or posts installed.

**Columns**

**Condition:**

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

**Main Beam:**

The main beam is enclosed; therefore, it is impossible to determine its condition.

**These Slab**

**Penetrations**

**Were Noted:**

Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.

**Floor Cracks**

**Noted:**

No - There were no cracks noted in the visible portions of the slab floor.

**Basement**

**Windows:**

There are basement level windows.

**Interior Stairway**

**Access From:**

Living Room.

**Staircase**

**Condition:**

Satisfactory - The staircase to the basement level appears functional.

**Electrical Outlets:**

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

**Evidence of**

**Insect Infestation:**

No - There was no visible evidence of insect infestation on the lower level.

## American Dream Sample Report

**Comments:** Some of the dropped ceiling tiles are in need of replacement.



## WALKOUT BASEMENT:

**Walkout Basement - Number of Exposed Walls:** Two basement walls are exposed to daylight.

**Drainage in Area of Walkout:** There is a floor drain located outside the doorway to minimize water entry.

**Outside Entry Doors:** There is a wood walkout door installed. **Attention Needed** - The outside entry door to the walkout basement needs some minor adjustment or repair.

**Comments:** There is not a 4 inch threshold at the bottom of this entryway. This condition could lead to flooding.

## CRAWLSPACE

**Crawlspace Entrance:** Satisfactory - The crawlspace entrance is adequately sized.

**Location of Crawlspace Entrance:** There is an interior entry to the crawlspace in the basement.

**Crawlspace Ceiling Exposed Percent:** Most of the ceiling is open allowing visibility of the ceiling/floor joists.

**Percent Interior Foundation Wall Exposed:** 90% of the crawlspace foundation wall exposed.

**Conditions Noted in Exterior Walls, Interior View:** Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

**Sill Plates Percentage Visible:** Most all of the sill plates were visible.

**Foundation Bolts Noted:** Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

**Moisture on Exposed Basement Walls Noted:** No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

## American Dream Sample Report

**Evidence of Mold**

**Noted:** No.

**Evidence of Water Entry in the crawlspace**

**Noted:** No.

**Main Beam:**

Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of steel.

**Crawlspace****Ventilation:**

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

**Crawlspace****Inspected By:**

The crawlspace was inspected by entering and crawling through.

**Crawlspace****Floor:**

Gravel.

**Vapor Barrier****Installed:**

No - There is no vapor barrier installed.

**Posts Condition:**

Satisfactory - There are two post supporting an overhead beam in the crawl space. It appears to be adequately installed.

**Sump Pump****Noted:**

Yes. The pump appears functional.



# ELECTRICAL SYSTEMS

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## Primary Power Source

**Service Voltage:** The incoming electrical service to this structure is 120/240 volts.  
**Service/Entrance/Meter:** Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

## Main Power Panel and Circuitry

**Main Power Distribution Panel Location:** Basement.  
**Main Power Panel Size:** 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

**Service Cable to Panel Type:** Copper.  
**Is Panel Accessible:** Yes - The electrical panel is in a location that makes it readily accessible.  
**Panel Condition:** **Action Necessary** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are open slots in the panel breaker where breakers are missing.



**Main Panel Type:** Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

## American Dream Sample Report

### **Breaker/Fuse to Wire**

#### **Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

#### **Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are marked. But some have faded out. recommend a making a new legend. This inspection does not verify the accuracy of this legend.

### **Panel Cover**

#### **Removed:**

Yes.

### **Condition of**

#### **Wiring in Panel:**

**Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician. There are two wires to a breaker or fuse. These need to be separated so that each wire will have its own breaker or fuse.



### **Feeder and Circuit Wiring**

#### **Type:**

Copper single and multi-strand feeders are installed to deliver power downstream.

### **Circuit Wiring**

#### **Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

### **Main Service**

#### **Ground Verified:**

Yes - The main service ground wire was located by the inspector.



### **Wire Protection/ Routing:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

### **Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) is battery operated. The batteries in smoke detectors need to be checked and changed regularly. Check monthly and replace battery semi-annually is the routine recommended by the U.S. Consumers Product Safety Commission.

### **Doorbell :**

Yes - At least one exterior door has a working doorbell.

### **Exterior Lighting:**

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

# PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## Plumbing:

- Water Source:** City/Municipal.
- Plumbing Service Piping Size to Structure:** 3/4" water service line from the meter to the main cutoff.
- Public Service Piping Material:** The main service line to the structure is galvanized.
- Main Water Line Cutoff Location:** Basement laundry room.



- Interior Supply Piping Size:** The interior water supply piping is 3/4" in. diameter. It then reduces to 1/2" or 3/8" risers.
- Interior Supply Piping Material:** The interior supply piping in the structure is predominantly copper.
- Exterior Hose Bibs Functional:** Satisfactory - The exterior hose bib(s) appeared to function normally.
- Functional Supply:** Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
- Leaks in the Supply Piping Noted:** No.

## American Dream Sample Report

### Sewage Disposal

**Type:** Public Sewer System.

### Waste Line

**Materials:** The predominant waste line material is plastic.

### Waste Piping

**Condition:** Satisfactory - The visible plumbing waste piping appears functional.

### Vent Piping

**Material:** The vent material, as it passes through the roof, is plastic.

### Vent Piping

**Condition:** Satisfactory - The visible plumbing vent piping appears functional.

### Supply/Waste

**Piping Supports:** Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

### Functional

**Drainage:** Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

### Objectionable

**Odors Noted:** No.

### Location of

### Waste Line

**Cleanouts:** Base of the stack(s) in basement level. In laundry room.

### Location of Noted

**Floor Drains:** Laundry room area.

### Floor Drains

**Functional:** Satisfactory - Floor drains appear functional.

### Sewage Pump

**Installed:** No.

### Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed.

### Sump Pump

**Drain Line:** **Action Necessary** - The drainage line from the sump pump is installed in such a manner that it has to be installed by hand from the outside of the home to remove the water far enough from the foundation. This should be corrected.

**Water Softener:** No.

### Fire Sprinkler

**Installed:** No.

## Water Heater

**Location:** Basement, Laundry Room.

### Model & Serial Numbers:

Brand -GE ; Model -PG4079A ; Serial # - GENG030110637.

### Tank Capacity:

A 40 gallon water heater is installed.

### Fuel Source for Water Heater:

The water heater is gas-fired.

### Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

## American Dream Sample Report

<b>Firebox Condition</b>	The underside of the tank appears to be in normal condition in relation to its age.
<b>Drip Leg Installed for Natural Gas-Fired Unit:</b>	Yes - There is a drip leg installed on the incoming gas line to the water heater.
<b>Gas Valve:</b>	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
<b>Hot water gas line material:</b>	Black iron pipe.
<b>Flue/Exhaust Pipe Condition:</b>	Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
<b>Water Piping Condition:</b>	Satisfactory - The incoming and output piping is installed correctly.
<b>Water Heater Fill Valve Installed:</b>	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater. This valve is not functioning, and needs to be replaced.
<b>Temperature Controls:</b>	Satisfactory - The thermostat and temperature controls appear to function normally.
<b>Drain Valve:</b>	Yes - There is a drain valve installed on the lower side of the water heater.
<b>Temperature &amp; Pressure Relief Valve:</b>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<b>Safety Overflow Pipe:</b>	<b>Action Necessary</b> - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.
<b>Water Heater Insulation Jacket:</b>	No.



# HEATING, VENTILATION & AIR CONDITIONING

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.

## Air Conditioning Unit No. 1:

**Model/ Serial  
Number/ Size:**

Brand -York ; Model # H2RA036SO6E ; Serial # WALM018711.



**Type:**

Refrigerator/Split System. Electricity-powered.

**Unit/Condenser**

**Location:**

South side of home.

**Unit Tested:**

Yes.

**Insulation Wrap  
on the Suction  
Line:**

**Attention Needed** - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.



**Condenser Clear  
of Obstruction:**

Satisfactory.

**Condenser  
Cabinet Level:**

Satisfactory.

**Condensing Coil  
Condition:**

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

## American Dream Sample Report

### Service

**Disconnect:** Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**Condensate Line:** Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

### Heating Unit # 1:

#### Heating System

**Location:** laundry room.

#### Heating System

**Type:** A forced air furnace is installed as the primary source of heat.

**Fuel Source:** The fuel source is natural gas.

**Model/Serial Number/Size:** Brand - Weatherking; Model # GUW125AD3; Serial # F03891331.

**Flue Type:** The flue pipe is metal.

**Flue Condition:** Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

**Unit Tested:** No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

#### Heat Exchanger

#### Inspected Via:

A visual inspection of the heat exchanger shows rust or other conditions exist which warrant further analysis and possible repair by a qualified licensed professional.



#### Carbon Monoxide

**Tested:** No.

#### Gas-fired

#### Appliance Flue/

#### Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

## American Dream Sample Report

### **Secondary Air**

#### **Adequacy:**

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

### **Blower**

#### **Condition:**

Satisfactory - The blower assembly appears to be performing as expected.

#### **Filter Type/Size:**

The furnace operates with a disposable air filter, which should be replaced every 3 months. Failure to replace the filter will greatly reduce the heating & cooling of your unit. Filter size 16x25x1.

#### **Filter Condition:**

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

### **Electronic Air**

#### **Cleaner Installed:**

No.

#### **Ducts Condition:**

Satisfactory - The ductwork appears to be properly installed and supported.

#### **Duct Insulation in Unheated Spaces:**

Exposed ductwork in unheated space is not insulated. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. Insulation is strongly recommended. Ducts noted in the crawlspace do not appear to be insulated either from the interior or exterior of the duct run.



#### **Does each habitable room have a heat source?**

Yes.

#### **Adequate Returns or Undercut Doors:**

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 1/2 - 3/4 inch above the carpet or flooring to allow airflow.

#### **Humidifier Installed:**

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

#### **Thermostat Location:**

Hallway leading upstairs to bedroom level.

#### **Thermostat Condition:**

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

# LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## LAUNDRY

**Location:** Basement south side of home.

**Potential Problem Location.**

**Attention Needed** - The laundry is installed in close proximity to the furnace or water heater. There is a potential problem with the chemicals used in the laundry. Some of the chemicals can cause premature deterioration to the heat exchanger or enclosures. Be sure to keep cleaning chemicals in sealed containers or provide adequate ventilation to the room, both when chemicals are stored or in use.

**Entry Door:** Satisfactory - The entry door to the laundry room is functional.

**Walls:** **Action Necessary** - There is a condition in the wall sheeting that needs to be repaired.



**Floor:** Satisfactory.

**Windows:** **Attention Needed** - There is evidence of leakage from at least one window. I recommend sealing the window frame and painting to prohibit further damage.



**Electrical Outlets:** **Action Necessary** - Electrical outlet in laundry room is a fire hazard and should be replaced as soon as possible.



**Ground Fault Interrupt Outlets:**

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

## American Dream Sample Report

<b>Lighting:</b>	Satisfactory - Lighting in the laundry is adequate.
<b>Washer &amp; Dryer</b>	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
<b>Washer Hookup:</b>	Yes.
<b>Dryer Hookup:</b>	Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.
<b>Dryer Ventilation:</b>	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
<b>Area Ventilation:</b>	Satisfactory - The area ventilation seems adequate.
<b>Laundry Basin:</b>	Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

# KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## Kitchen

<b>Location:</b>	1st floor southeast side.
<b>Outside Entry Door:</b>	The outside entry door to the kitchen is satisfactory.
<b>Interior Entry Door:</b>	<b>Attention Needed</b> - The pocket entry door does not function.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Windows Type:</b>	Double Hung.
<b>Windows Condition:</b>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
<b>Wall Covering Material:</b>	sheetrock.
<b>Walls:</b>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed, and it appears to be functional. If it is used correctly, this can make the room feel more comfortable.
<b>Floor:</b>	Satisfactory - The flooring in the kitchen is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
<b>Countertops:</b>	Satisfactory - The countertops in the kitchen are satisfactory.
<b>Cabinets, Drawers, and Doors:</b>	Satisfactory - The cabinets, doors, and drawers are satisfactory in function. There are some areas of the cabinet finish that need attention.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.
<b>Sink and Drain Lines:</b>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<b>Caulking Water Contact Areas:</b>	Satisfactory - The caulking in water contact areas appears to be satisfactory.
<b>Dishwasher:</b>	Brand - Kenmore Model # - Ultra Wash.

## American Dream Sample Report

- Range Hood:** Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.
- Range/Oven Fuel Source:** Gas - There is a gas line installed for a range/oven.
- Range/Oven:** Free Standing - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Gas - The gas cooking elements have a spark type igniter. This eliminates the need for a standing pilot light.
- Microwave Oven:** Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. The microwave oven was tested for microwave leakage. There was no measurable amount of leakage in excess of the 1.0 milliwatt per sq. cm. acceptable standard as set by the U.S. Bureau of Radiological Health.
- Refrigerator:** Brand - ;Kenmore Model # ;106.8678281 Serial # -E72236735.
- Heat Source:** Satisfactory - There is a heat register in this room.

## OTHER LIVING SPACES

### Living Room:

<b>Location:</b>	1st Floor, Southeast Side.
<b>Entry Door:</b>	<b>Attention Needed</b> - The pocket entry door does not function. As described above under Kitchen.
<b>Outside Entry Door:</b>	Satisfactory - The outside entry door to this room is satisfactory. A hinged door. Deadbolts Yes - There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Wall Covering Material:</b>	sheetrock.
<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Floor:</b>	Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.
<b>Windows Type:</b>	Horizontal Sliding.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<b>Telephone Access or Jack:</b>	Yes - There is a telephone jack installed in this room. It may or may not be functional.
<b>Cable TV:</b>	Satellite dish.
<b>Heat Source Noted:</b>	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is a return air vent located in this room.
<b>Fireplace:</b>	No.

# BEDROOM

## Master Bedroom:

**Location:** 2nd Floor, Southwest side.  
**Entry Door:** Satisfactory - The entry door to this bedroom is functional.  
**Closet:** Satisfactory - The closet is functional and of average size. Exposed light blub without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from the blub.



**Wall Covering Material:** sheetrock.  
**Walls:** Satisfactory - The walls in the bedroom appear to be satisfactory.  
**Ceiling:** **Attention Needed** - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.



**Light and Light Switch:** Satisfactory - The light and light switch were functional at the time of the inspection.  
**Ceiling Fan:** **Action Necessary** - The ceiling fan installed in this bedroom did not function using normal controls.  
**Floor:** Satisfactory - The floors are in satisfactory condition. The floor covering material is hardwood.  
**Windows Type:** Horizontal Sliding.  
**Windows:** Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.  
**Electrical Outlets:** Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.  
**Telephone Access or Jack:** Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.  
**Cable TV:** Satellite.  
**Heat Source Noted:** There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The bedroom door is not correctly undercut to allow air movement from the room. The bedroom door should be undercut by 1/2" - 3/4" to allow airflow.

## American Dream Sample Report

### Bedroom 2:

<b>Location:</b>	2nd Floor, Northwest side.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size. Exposed light bulb without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from bulb.
<b>Wall Covering Material:</b>	sheetrock.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	<b>Attention Needed</b> - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at the time of the inspection.
<b>Ceiling Fan:</b>	Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition. The floor covering material is hardwood.
<b>Windows Type:</b>	Horizontal Sliding.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Telephone Access or Jack:</b>	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
<b>Heat Source Noted:</b>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The bedroom door is not correctly undercut to allow air movement from the room. The bedroom door should be undercut by 1/2" - 3/4" to allow airflow.

### Bedroom 3:

<b>Location:</b>	2nd Floor, North side.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is functional.
<b>Closet:</b>	Exposed light bulb without cover. This is a potential fire hazard. All items should be kept at least 18 inches away from bulb.
<b>Wall Covering Material:</b>	sheetrock.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as I expected.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at the time of the inspection.

## American Dream Sample Report

<b>Ceiling Fan:</b>	<b>Attention Needed</b> - The ceiling fan installed in this bedroom makes noise recommend replacement.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition. The floor covering material is hardwood.
<b>Windows Type:</b>	Horizontal Sliding.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Telephone Access or Jack:</b>	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
<b>Heat Source Noted:</b>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room.

# BATHROOM

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## Master Bathroom:

<b>Location:</b>	1st Floor, South side.
<b>Entry Door:</b>	Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Windows Type:</b>	Glass Block with a Jalousie window in center.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Electrical Outlets:</b>	There is a grounded outlet correctly installed.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory.
<b>Toilet Condition</b>	Satisfactory - The toilet in the master bathroom appears to be functional.
<b>Tub:</b>	Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
<b>Shower/Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.

## American Dream Sample Report

### **Tub/Shower**

**Drain:** Satisfactory - The tub/shower appears to drain at an acceptable rate.

### **Caulking/Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

### **Heat Source:**

Satisfactory - There is a heat source in this room.

## **Bathroom 2:**

### **Windows Type:**

Double Hung.

### **Windows:**

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

### **Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

### **Floor:**

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

### **Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition. Vanity Light OK - The lighting around the vanity mirror is functional.

### **Ventilation Fans:**

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

### **Ground Fault**

### **Interrupt Outlets:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

### **Electrical Outlets:**

There is a grounded outlet correctly installed.

### **Light Switch:**

Satisfactory - The light switch is satisfactory.

### **Basin and Drain Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### **Faucet and**

### **Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

### **Toilet Condition**

Satisfactory - The toilet in the master bathroom appears to be functional.

### **Tub Mixing Valve & Stopper:**

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

### **Shower/Shower Head and Mixing Valves:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### **Tub & Shower**

### **Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

### **Tub/Shower**

### **Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

### **Glass Tub/ Shower Door:**

Yes.

### **Caulking/Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

### **Heat Source:**

Satisfactory - There is a heat source in this room.