

ROCK-SOLID Inspections

Home Inspection Services



12345 Anywhere Lane, Your City IL, 60000
Inspection prepared for: John Doe
Agent: -

Inspection Date: 4-1-2007 Time: 9:00am
Age: 15 yrs Size: 2200 sq ft
Weather: Clear 40°F

Inspector: Rich Rochowicz
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National Association of Certified Home Inspectors

The world's elite home inspection association helping its members
achieve financial success and maintain inspection excellence.

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## INTRODUCTION, SCOPE & COMPLIANCE

### STATEMENT INTRODUCTION:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the American Society of Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy of the Standards of Practice are available upon request.

### SCOPE:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by ROCK-SOLID Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead, radon or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

### HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), [www.nachi.org](http://www.nachi.org). Member # 05121999. I will conduct a home inspection of the previously mentioned property in accordance with the ASHI Code of Ethics and Standards of Practice and the Home Inspection Agreement. I am in compliance with the Illinois Home Inspection Licensing requirements.

Rich Rochowicz  
Owner  
**ROCK-SOLID Inspections**

## STRUCTURE/EXTERIOR/GROUNDS

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NR" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

**A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA**

### 1. Foundation Findings

|                  |                  |                  |                   |
|------------------|------------------|------------------|-------------------|
| <small>A</small> | <small>M</small> | <small>D</small> | <small>NR</small> |
| X                |                  |                  |                   |

Materials: Poured Concrete

Observations:

- Appears satisfactory, limited view due finished interior basement walls

### 2. Beam/ Post Findings

|                  |                  |                  |                   |
|------------------|------------------|------------------|-------------------|
| <small>A</small> | <small>M</small> | <small>D</small> | <small>NR</small> |
| X                |                  |                  |                   |

Materials: Steel beam • No visible posts observed in finished basement

Observations:

- Appear satisfactory

### 3. Grading and Drainage

|                  |                  |                  |                   |
|------------------|------------------|------------------|-------------------|
| <small>A</small> | <small>M</small> | <small>D</small> | <small>NR</small> |
| X                |                  |                  |                   |

Observations:

- Appears acceptable, no signs of standing water or adverse grading pitch

### 4. Roof Findings

|                  |                  |                  |                   |
|------------------|------------------|------------------|-------------------|
| <small>A</small> | <small>M</small> | <small>D</small> | <small>NR</small> |
| X                |                  |                  |                   |

Roof Material: Fiberglass shingles

Observations:

- Limited view, all observations made from eaves or ground level
- Evidence of shingle granule loss noted in gutters
- Minor moss build up noted on shingle edges
- Evidence of recently applied caulking on rear flashing over kitchen dinette doorway; unk if new application was due to leaking or merely a maintenance precaution



View of overall condition of roof (info only)



Evidence of shingle granule loss noted in gutters



Minor moss build up noted on shingle edges



Evidence of recently applied caulking on rear flashing over kitchen dinette doorway; unk if new application was due to leaking or merely a maintenance precaution

5. Exterior Cladding Findings

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Material: Brick • Wood  
 Observations:  
 • Satisfactory

6. Ext Trim / Gutter Findings

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Aluminum  
 Observations:  
 • Appear functional

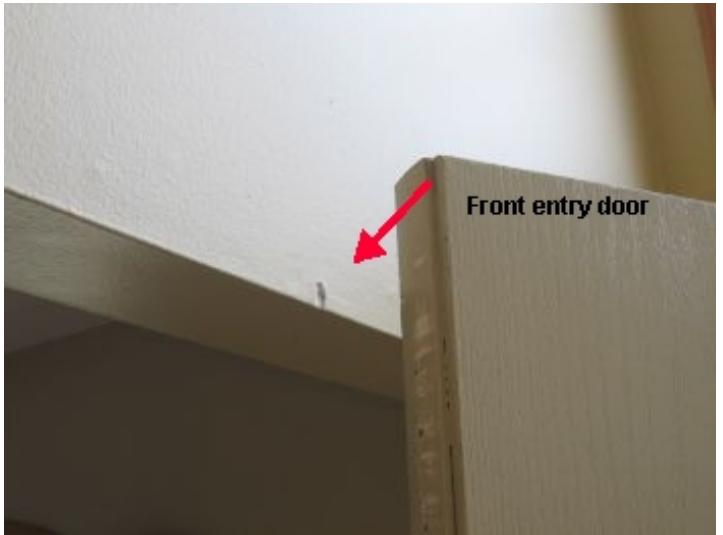
7. Exterior Door Findings

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   | X |   |    |

Type: Metal entry doors • Rear glass doors (x2)  
 Observations:  
 • Front main entry door stoop needed, minor wall board damage noted from door  
 • Recent caulk application noted around rear door perimeter, unk if application was result of an existing water or air issue or if it was a maintenance precaution measure  
 • Front entry door side light to north has minor hazing between glass, may be indicative of a thermal seal break; monitor condition for further fogging, or moisture between panes  
 • Rear sliding screen doors are removed, door frames are present outside both with torn screens; repair as needed, install and reevaluate  
 • Lock to garage service entry door from house is difficult to engage; adjustment may be needed



Front entry door side light to north has minor hazing between glass, may be indicative of a thermal seal break; monitor condition for further fogging, or moisture between panes



Front main entry door stoop needed, minor wall board damage noted from door



Rear sliding screen doors are removed, door frames are present outside both with torn screens; repair as needed, install and reevaluate



Rear sliding screen doors are removed, door frames are present outside both with torn screens; repair as needed, install and reevaluate

8. Window Findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

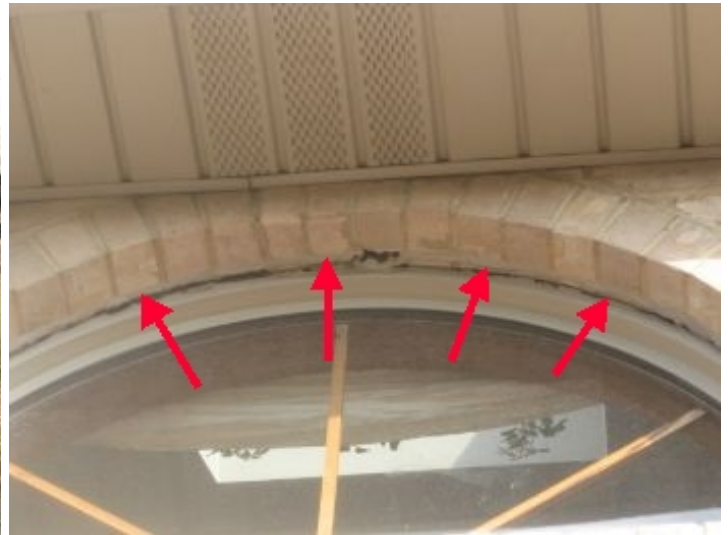
Type / Materials: Wood • Vinyl • Casement

Observations:

- Kitchen window over the sink does not open completely, window sash hits style; adjust/repair as needed
- Exterior stationary arch window on upstairs bath has deteriorated caulk, new application needed
- Basement window wells are full of leaves and debris, clean as needed
- Window well covers are lacking; vented window well covers are recommended to ensure against potential fall hazards



Basement window wells are full of leaves and debris, clean as needed : Well covers recommended



Exterior stationary arch window on upstairs bath has deteriorated caulk, new application needed



Kitchen window over the sink does not open completely, window sash hits style; adjust/repair as needed

9. Stairs/decks/porches/patios Findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

Materials: wood rear deck

Observations:

- Evidence of deck settlement at perimeter; no view of footings or support posts for proper evaluation



Evidence of deck settlement at perimeter; no view of footings or support posts for proper evaluation

10. Fence / Gate Findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

Materials: wood

Observations:

- Wood fence is weathered with areas of loose fencing and sagging fence posts; repair as needed



Wood fence is weathered with areas of loose fencing and sagging fence posts; repair as needed

11. Garage / Outbuilding Findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Type / Material: Attached • 2.5 car

Observations:

- Garage attic pull down ladder steps over extend when weight is applied, use caution when climbing; further evaluation needed to ensure safety



Garage attic pull down ladder steps over extend when weight is applied, use caution when climbing; further evaluation needed to ensure safety

12. Walkway/driveway findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Observations:  
 • Concrete drive  
 • Concrete walkways

13. Foilage/Shrubbery findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

Observations: Shrubs should be trimmed back 18-24 inched from the house, to prevent excessive moisture against house and deter insect infestation • Shrubbery is overgrown near air conditioning condensing unit (south side of house) this may impede air flow to unit; trim as needed



Shrubs should be trimmed back 18-24 inched from the house, to prevent excessive moisture against house and deter insect infestation



Shrubs should be trimmed back 18-24 inched from the house, to prevent excessive moisture against house and deter insect infestation



## INTERIOR

**IMPORTANT INFORMATION PLEASE READ:**

**A). Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement. B). Fireplaces and wood/coal stoves are inspected visually only; test fires are not started due to the prohibited amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating any solid fuel stoves. C). Check with the current owner for the location and condition of any and all screen and storm windows. D). Fog or condensation between insulated glass is an indication of a broken thermal seal. However due to the nature of the defect this situation may not always be detected. E). Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Damage beyond the surface tile is not accessible (NR) and further evaluation is suggested. Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around the tubs and showers. F). This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, walls and cabinets may not be reported.**

**1. Interior Wall/Ceiling Findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Drywall  
 Observations:  
 • Satisfactory

**2. Floors Findings**

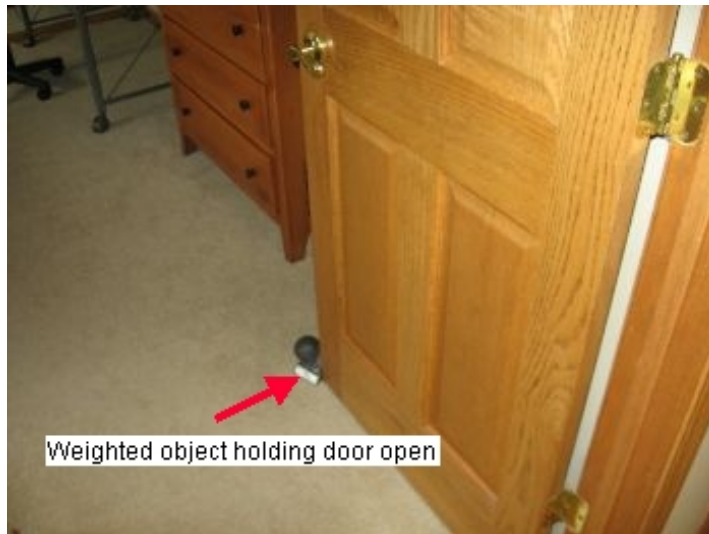
|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Carpeted floor • Hardwood flooring • Ceramic tiled floor  
 Observations:  
 • All floors and covering appear satisfactory

**3. Interior Door Findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Hollow core wood  
 Observations:  
 • NW bedroom door does not stay in an open position, adjustment needed



NW bedroom door does not stay in an open position, adjustment needed

**4. Cabinet / Counter Findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Wood cabinets • Granite countertop  
 Observations:  
 • Satisfactory

**5. Stairs / Stairway Findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Observations:  
 • Satisfactory

**6. Basement/Crawl findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   | X |   |    |

Observations:  
 • Small area of water stains noted on drop ceiling tiles, further inspection revealed the main water supply line overhead; no leak detected stains may be result of pipe sweating during periods of high humidity. Recommend application of pipe insulation to prevent sweating.  
 • Evidence of water damage on interior door jamb of basement bathroom door; undetermined source of penetration; no other evidence of water stains or penetration noted; monitor area for any signs of water penetration



Evidence of water damage on interior door jamb of basement bathroom door; undetermined source of penetration; no other evidence of water stains or penetration noted; monitor area for any signs of water penetration



Small area of water stains noted on drop ceiling tiles, further inspection revealed the main water supply line overhead; no leak detected stains may be result of pipe sweating during periods of high humidity. Recommend application of pipe insulation to prevent sweating.

**7. Fire Protection Equipment**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   |   |   | X  |

Observations:  
 • Install new smoke and CO detectors, test frequently.

**8. Roof Structure / Attic findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Stick built construction  
 Observations:  
 • Adequate insulation present  
 • No signs of roof leakage



View of upper roof structure (info only)



Adequate insulation present

## ELECTRICAL SYSTEM

### IMPORTANT INFORMATION PLEASE READ:

A). The current main fuse capacity is not always an indication of its maximum capacity. Consult with an electrician. B). The decision to upgrade electric service can be influenced by client need, local regulations and mortgage institutions. Furnishing and living conditions allow for only random testing of electrical outlets. Light switches are not included. C). Due to the age of the house, not all fixtures may meet current standards; therefore upgrades to the plumbing, waste, supply and venting systems may be needed when renovating or repairing. D). Smoke and CO detectors should be installed and approved by the local fire department prior to purchase. Smoke and CO detectors should be tested and maintained on a regular basis. E). Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFI breakers or outlet should be tested monthly. F). Ground Fault Interrupter outlet or circuits are advised whenever the user will come in contact with water.

A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA

### 1. Electrical Findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

Materials: Underground service

Materials: 200 amp

Observations:

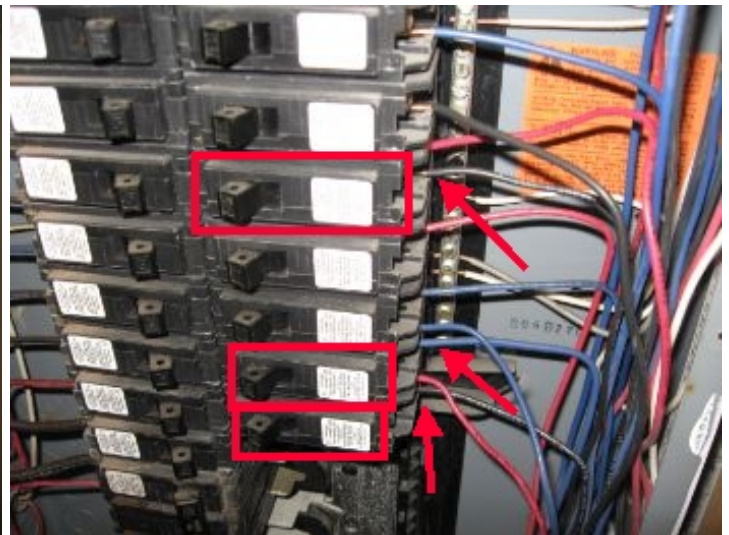
- Three (3) double tapped breakers noted in panel ( two circuits run from a single pole breaker); consult a licensed electrician for evaluation and repair.

Note: "Square D" brand single pole breakers (installed in inspected panel) claim to be approved for two circuits, however many local codes do not allow such application; consult local code restrictions for compliance

- Excessive amount of debris noted in panel, UNK area on entry; accumulation on breakers or wires may result in corrosion or failure of breaker operation

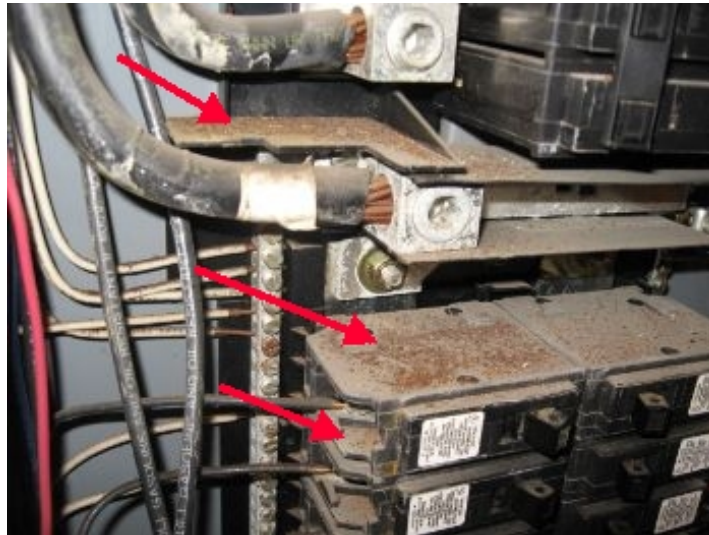


View of 200 amp panel (info only)



Three (3) double tapped breakers noted in panel ( two circuits run from a single pole breaker); consult a licensed electrician for evaluation and repair.

Note: "Square D" brand single pole breakers (installed in inspected panel) claim to be approved for two circuits, however many local codes do not allow such application; consult local code restrictions for compliance



Excessive amount of debris noted in panel, UNK area on entry; accumulation on breakers or wires may result in corrosion or failure of breaker operation

2. Wiring Findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Wiring / Sheathing: Copper wiring present

3. Switch / Outlet / Lighting Findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Observations:

- Representative number of outlets and switches were tested and found functional.

## HVAC

**IMPORTANT INFORMATION PLEASE READ:**

A). This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy; therefore we suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B). In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C). To determine the condition of the heat exchanger in a forced hot air units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated. Defects in the heat exchanger may require replacement of the entire furnace. D). Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed on the system. E). Check with the local community for regulation regarding discontinued oil tanks. F). Asbestos insulation should be removed or encapsulated using current professional procedures. G). All material must be kept clear of contact with electrical baseboard for safety. Electrical thermostats have a limited life expectancy. H). Radiant heat in slabs and ceilings is not accessible. I). Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. J). Most compressors and evaporators are sealed units which are not accessible. The average life expectancy is 5 -10 years. K). Annual servicing of the A/C heat pump system by a licensed technician is advised. L). Propane or gas piping not included in this report. Consult a licensed contractor.

**A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA**

### 1. Heating Equipment

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   | X |   |    |

Type and Energy Source: Natrual gas • Forced Air

Observations:

- Routine cleaning and servicing recommended to ensure safe and optimal performance
- **Furnace room has insufficient combustibile air flow due to solid entry door; replace with louvered door or install upper and lower wall ventilation to ensure proper air flow**



View of furnace (info only)

2. Cooling Equipment

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   |   |   | X  |

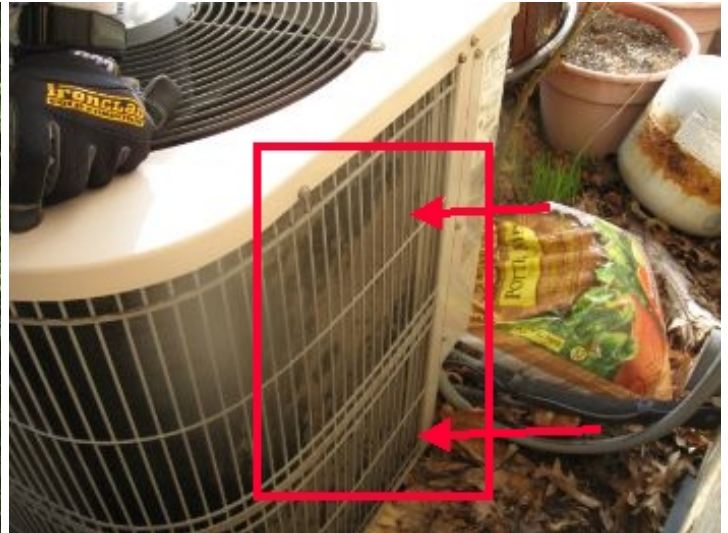
Type and Energy Source: Central Air • Electric

Observations:

- A/C not operated due to exterior temperature being below 65 degrees
- Large shrub in close proximity to condensing unit; this will restrict air flow to unit which reduces efficiency of unit and may reduce life expectancy of unit
- Debris build up noted on air conditioner condenser fins on exterior unit; clean as needed to ensure proper operation



Large shrub in close proximity to condensing unit; this will restrict air flow to unit which reduces efficiency of unit and may reduce life expectancy of unit



Debris build up noted on air conditioner condenser fins on exterior unit; clean as needed to ensure proper operation

3. Ducts and Vents

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Observations:

- Appear satisfactory

4. Chimney Findings

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Materials: Brick

Observations:

- Appears satisfactory, limited observation

5. Fireplace Findings

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   |   |   | X  |

Location: Fireplace is located in the living room • Fireplace is located in the master bedroom

Type: Fireplace is mason built

Observations:

- Gas supply to living room fireplace tested positive, bedroom fireplace gas supply key port obstructed by furniture and not rated
- Living room fireplace log set appears scorched, do not allow flame to come in constant contact with artificial log set; this may result in emission of carbon monoxide, reposition logs as needed

## PLUMBING SYSTEM

**IMPORTANT INFORMATION PLEASE READ:**

A). Manufacturers' warranties for water heaters vary; this should not be confused with actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms if any. B). The type of sewage disposal system as noted above is determined by the information provided by the seller, broker, or client. It is not a determination of its actual type, design or condition. C). No conclusions as to the quality or quantity of the water supply is implied. It is recommended that you have both a quality and quantity test performed. D). Depending on your individual needs, a tankless unit may not provide you with sufficient hot water. To increase quantity and efficiency you may wish to consider a booster tank or separate water heater. E). Main water shut offs, individual fixture shut offs, and other valves are not tested. F). Follow manufacturer's recommendations for all water conditioning equipment. Maintenance failure can lead to equipment malfunction and poor water quality.

**A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA**

**1. Bathroom Findings**

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

**Observations:**

- Second floor bath jacuzzi style tub jets did not operate, check for a tripped GFCI outlet under tub
- Basement bath shower base perimeter has areas of water penetration beyond shower walls and doors; may be result of deficient caulk application
- Deteriorated caulk noted on jacuzzi tub perimeter, new application recommended to prevent water seepage



Basement bath shower base perimeter has areas of water penetration beyond shower walls and doors; may be result of deficient caulk application



Jacuzzi tub, jets not functional, drain slow





Jacuzzi component access panel; not inspected



Deteriorated caulk noted on jacuzzi tub perimeter, new application recommended to prevent water seepage

2. Water Heater Findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Type / Capacity: Natrual Gas • 50 gal

Observations:

- Operated satisfactory



View of water heater venting and water lines



View of water heater gas supply and thermostat control (info only)

3. Drain / Vent/Sink Findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

Materials: Plastic

Observations:

- Jacuzzi tub was slow to drain check for obstructed drain, pipe routing may be needed
- Second floor right vanity sink slow to drain, check for obstructions



View of plumbing vent roof intersect (info only)

4. Water Supply Findings

| A | M | D | NR |
|---|---|---|----|
| X |   |   |    |

Materials: Copper  
 Observations:  
 • Appears satisfactory

5. Sump/ Ejector pump findings

| A | M | D | NR |
|---|---|---|----|
|   | X |   |    |

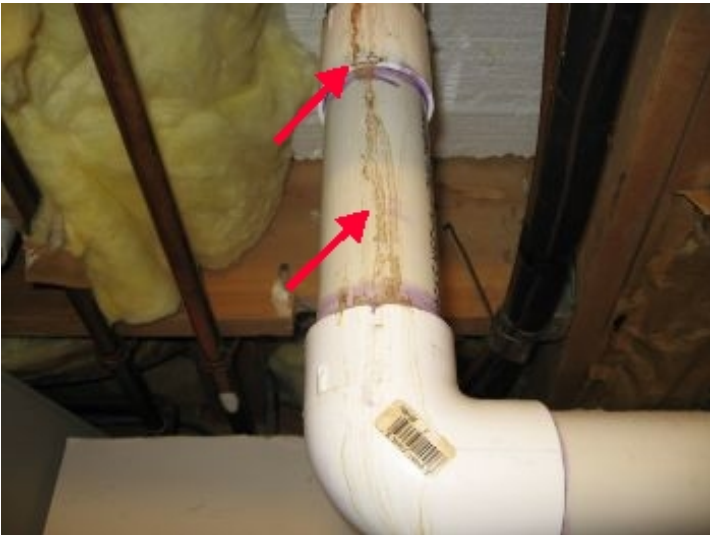
Observations: Replaced ejector pump lines noted • Water stains noted on ejector discharge lines, no leakage observed, monitor affected areas for leakage • Sump pump present, battery backup supply (sump cycle not observed) • **Ejector discharge line has improper short 90 degree joints installed; all 90 degree joints should be longer sweeping joints to ensure against clogging and ensure functional water flow. Consult a licensed plumber for evaluation**



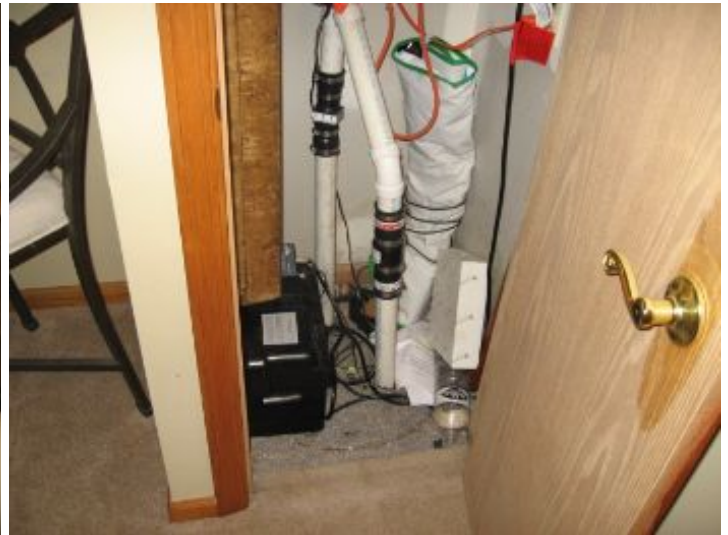
Ejector discharge line has improper short 90 degree joints installed; all 90 degree joints should be longer sweeping joints to ensure against clogging and ensure functional water flow. Consult a licensed plumber for evaluation



Ejector discharge line has improper short 90 degree joints installed; all 90 degree joints should be longer sweeping joints to ensure against clogging and ensure functional water flow. Consult a licensed plumber for evaluation



Water stains noted on ejector discharge lines, no leakage observed, monitor affected areas for leakage



View of sump w/ battery back up (info only)

6. Exterior plumbing findings

| A | M | D | NR |
|---|---|---|----|
|   |   |   | X  |

Observations: Anti siphon hose bibs installed to prevent freezing

## APPLIANCES

**IMPORTANT INFORMATION PLEASE READ:**

**A). Unless otherwise noted, all appliances are working on the day of the inspection. Appliances present were not operated in their full cycle(s). This inspection does not represent a guarantee or warranty of the continuous operation of the appliances. B). Self cleaning mechanisms, timers, clocks, thermostats, microwave ovens, clothes washers and dryers and cosmetic blemishes are not part of this inspection report. C). Clean all grease vents and filters on a regular basis to prevent failure.**

**A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA**

**1. Refrigerator findings**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Observations:  
 • Operated Satisfactory

**2. Dishwasher**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   |   |   | X  |

Observations:  
 • All connections appear satisfactory  
 • Personal items within, not operated.

**3. Range Hood**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Range Vent Type: Integrated in over range microwave oven.  
 Observations:  
 • Satisfactory

**4. Ranges/Ovens/Cooktops**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   | X |   |    |

Observations:  
 • Functional, limited operation observed  
 • Grease build up noted in oven, clean as needed to avoid grease fire



Grease build up noted in oven, clean as needed to avoid grease fire

**5. Microwave Cooking Equipment**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Observations: Satisfactory

**6. Bathroom Exhaust Fans and/or Heaters**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
| X |   |   |    |

Observation:  
• Satisfactory

**7. Washer / Dryer**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   |   |   | X  |

Observations:  
• Washer/dryer not operated due to clothing article within  
• All appliance hook ups appear functional

**8. Door Bell and Chimes**

|   |   |   |    |
|---|---|---|----|
| A | M | D | NR |
|   | X |   |    |

Observations:  
• **Front door bell button is damaged**

## CONCLUSION & PRE-CLOSING WALK THROUGH

### CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

### PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ROCK-SOLID Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 65 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Rich Rochowicz  
Owner

**ROCK-SOLID Inspections**

REPORT SUMMARY

Unless otherwise noted, this visual inspection showed no signs of mold, insect or rodent infestation. However, this is not a guarantee that these conditions do not exist, a technical inspection for each would give a definitive finding.

Below is a summary of items or conditions that are in need of immediate or future attention. Other pertinent findings not noted in the summary findings may be conveyed in previous pages of this report. Complete review of the report is required.

| STRUCTURE/EXTERIOR/GROUNDS |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Page 4 Item: 7             | Exterior Door Findings                | <ul style="list-style-type: none"> <li>• Front entry door side light to north has minor hazing between glass, may be indicative of a thermal seal break; monitor condition for further fogging, or moisture between panes</li> <li>• Rear sliding screen doors are removed, door frames are present outside both with torn screens; repair as needed, install and reevaluate</li> <li>• Lock to garage service entry door from house is difficult to engage; adjustment may be needed</li> </ul> |
| Page 5 Item: 8             | Window Findings                       | <ul style="list-style-type: none"> <li>• Kitchen window over the sink does not open completely, window sash hits style; adjust/repair as needed</li> <li>• Exterior stationary arch window on upstairs bath has deteriorated caulk, new application needed</li> <li>• Basement window wells are full of leaves and debris, clean as needed</li> <li>• Window well covers are lacking; vented window well covers are recommended to ensure against potential fall hazards</li> </ul>              |
| Page 6 Item: 9             | Stairs/decks/porch es/patios Findings | <ul style="list-style-type: none"> <li>• Evidence of deck settlement at perimeter; no view of footings or support posts for proper evaluation</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| Page 6 Item: 10            | Fence / Gate Findings                 | <ul style="list-style-type: none"> <li>• Wood fence is weathered with areas of loose fencing and sagging fence posts; repair as needed</li> </ul>                                                                                                                                                                                                                                                                                                                                                |
| Page 7 Item: 11            | Garage / Outbuilding Findings         | <ul style="list-style-type: none"> <li>• Garage attic pull down ladder steps over extend when weight is applied, use caution when climbing; further evaluation needed to ensure safety</li> </ul>                                                                                                                                                                                                                                                                                                |
| Page 7 Item: 13            | Foliage/Shrubbery findings            | <ul style="list-style-type: none"> <li>• Shrubs should be trimmed back 18-24 inched from the house, to prevent excessive moisture against house and deter insect infestation</li> <li>• Shrubbery is overgrown near air conditioning condensing unit (south side of house) this may impede air flow to unit; trim as needed</li> </ul>                                                                                                                                                           |
| INTERIOR                   |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Page 9 Item: 6             | Basement/Crawl findings               | <ul style="list-style-type: none"> <li>• Evidence of water damage on interior door jamb of basement bathroom door; undetermined source of penetration; no other evidence of water stains or penetration noted; monitor area for any signs of water penetration</li> </ul>                                                                                                                                                                                                                        |
| ELECTRICAL SYSTEM          |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| Page 12 Item: 1 | Electrical Findings | <ul style="list-style-type: none"> <li>• Three (3) double tapped breakers noted in panel ( two circuits run from a single pole breaker); consult a licensed electrician for evaluation and repair. Note: "Square D" brand single pole breakers (installed in inspected panel) claim to be approved for two circuits, however many local codes do not allow such application; consult local code restrictions for compliance</li> <li>• Excessive amount of debris noted in panel, UNK area on entry; accumulation on breakers or wires may result in corrosion or failure of breaker operation</li> </ul> |
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**HVAC**

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| Page 13 Item: 1 | Heating Equipment | <ul style="list-style-type: none"> <li>• Furnace room has insufficient combustible air flow due to solid entry door; replace with louvered door or install upper and lower wall ventilation to ensure proper air flow</li> </ul> |
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| Page 14 Item: 2 | Cooling Equipment | <ul style="list-style-type: none"> <li>• Large shrub in close proximity to condensing unit; this will restrict air flow to unit which reduces efficiency of unit and may reduce life expectancy of unit</li> <li>• Debris build up noted on air conditioner condenser fins on exterior unit; clean as needed to ensure proper operation</li> </ul> |
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| Page 14 Item: 5 | Fireplace Findings | <ul style="list-style-type: none"> <li>• Living room fireplace log set appears scorched, do not allow flame to come in constant contact with artificial log set; this may result in emission of carbon monoxide, reposition logs as needed</li> </ul> |
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**PLUMBING SYSTEM**

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| Page 16 Item: 1 | Bathroom Findings | <ul style="list-style-type: none"> <li>• Second floor bath jacuzzi style tub jets did not operate, check for a tripped GFCI outlet under tub</li> <li>• Basement bath shower base perimeter has areas of water penetration beyond shower walls and doors; may be result of deficient caulk application</li> <li>• Deteriorated caulk noted on jacuzzi tub perimeter, new application recommended to prevent water seepage</li> </ul> |
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| Page 17 Item: 3 | Drain / Vent/Sink Findings | <ul style="list-style-type: none"> <li>• Jacuzzi tub was slow to drain check for obstructed drain, pipe routing may be needed</li> <li>• Second floor right vanity sink slow to drain, check for obstructions</li> </ul> |
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| Page 18 Item: 5 | Sump/ Ejector pump findings | <ul style="list-style-type: none"> <li>• Ejector discharge line has improper short 90 degree joints installed; all 90 degree joints should be longer sweeping joints to ensure against clogging and ensure functional water flow. Consult a licensed plumber for evaluation</li> </ul> |
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**APPLIANCES**

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| Page 19 Item: 4 | Ranges/Ovens/Co oktops | <ul style="list-style-type: none"> <li>• Grease build up noted in oven, clean as needed to avoid grease fire</li> </ul> |
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| Page 20 Item: 8 | Door Bell and Chimes | <ul style="list-style-type: none"> <li>• Front door bell button is damaged</li> </ul> |
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