



**Confidential Inspection Report**  
**1234 Anywhere St.**  
**Chicago IL 60631**

**May 16, 2019**  
**Prepared for: John Doe**



<p><b>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</b></p>
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June 12, 2019

Client: Mr. John Doe

Inspection Location:  
1234 Anywhere St.  
Chicago, IL 60631

Dear Mr. John Doe:

At your request, a visual inspection of the above referenced property was conducted on May 16, 2019. 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, reflecting 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. This report reflects the condition of reported systems and components on the date of the inspection. Cornerstone recommends considering purchasing a home warranty if coverage is desired for systems or components that might fail after taking possession of the property.

**ATTENTION** -The summary letter/page does not list all issues discussed or identified throughout the inspection or report. The summary lists only those items which in the inspector's opinion are the most significant issues and may differ from what the client considers significant. Client agrees to read and review the entire report and share the entire report with client's attorney/agent, and not rely on only those items noted in the summary. The complete report may include additional information of concern to the client. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the scope and findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract or report should be clarified by consulting an attorney or real estate agent.

There are several places you can go to get approximate costs to repair something. A good online source is [www.homeinspectorlocator.com/resources/coststorepair.htm](http://www.homeinspectorlocator.com/resources/coststorepair.htm). Cornerstone recommends getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! ([www.doneright.com](http://www.doneright.com)), Angie's List ([www.angieslist.com](http://www.angieslist.com)), and the Better Business Bureau ([www.bbb.org](http://www.bbb.org)).

**ATTENTION** - Client is solely responsible for completion of the pre-closing walk-through checklist in order to verify that the condition of the home has not changed since the inspection and to check for any defects that may have been concealed by the prior owners personal belongings at the time of the inspection. Cornerstone is available to assist with this walk-through for an additional fee. If you did not receive the final walk through checklist or have misplaced it, please contact our office and we will be happy to forward you another copy of the form. Verify that all appliances are functional and have not been damaged. Run the heat. Run the air conditioning if above 65 degrees F. Confirm the presence of hot water and check for leakage around the water heater. Check windows and doors for damage and confirm proper operation. Check entire home for any moisture stains/damage that may be new or may have been concealed at the time of the original inspection. Check light fixtures. Refer to the final walk-through list provided for a complete checklist of items to check. Make note of any abnormal odors such as a musty smell, natural gas or sewer gas. Any issues should be brought to the attention of your real estate agent and attorney to be addressed prior to the close of escrow.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION, IMPORTANT!!!

It is strongly recommended that you have appropriate licensed contractors evaluate/service/repair each concern listed below further and check the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. This is the sole responsibility of you, the client. Please call our office for any clarifications or further questions. Here is a list of issues/concerns that we recommend further evaluation/service/repair by appropriately Licensed Contractors. Please review the following recommendations, as well as the entire inspection report, with your real estate agent, attorney and your contractor(s).

#### ROOF COVERING & RELATED COMPONENTS

##### ROOF SURFACE(S):

###### Roof Surface #1 Material:

**ATTENTION - Slate Tile Roof.** - This type of roof covering is a specialty material that should be evaluated for proper installation and wear by a licensed roofing contractor that specializes with this type of roof covering. This should be done prior to the close of escrow.

##### ROOF ADDITIONAL COMPONENTS:

###### Gutters:

**RECOMMEND REPAIRS AS NEEDED** - Recommend cleaning the gutters and downspouts in order to facilitate proper drainage. Gutters are holding water. **Location of concern:** Multiple areas around the home.



##### CHIMNEY # 1:

###### Chimney Condition:

**ATTENTION** - Cracked chimney cap visible. Recommend adding a rain cap to deter water and animal penetration.



#### LOTS & GROUNDS

##### LOTS & GROUNDS:

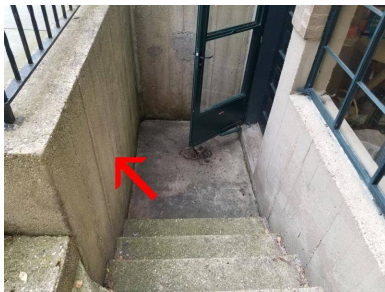
###### Grading/Drainage:

**ATTENTION** - Grading is pitched towards the home in areas. It is recommended that all grading be pitched away from the home to facilitate proper drainage and decrease the likelihood of seepage into the home in the areas below grade. **Location of concern:** Backyard. North, East.



*Basement Stairwell:*

**ATTENTION** - No handrail installed in stairwell. Recommend adding a handrail for safety.



*Fence:*

**ATTENTION** - A portion of the wooden fence is missing just outside of the garage at the west side of the driveway.

## EXTERIOR

### EXTERIOR SURFACES & COMPONENTS:

#### *Masonry Condition:*

**RECOMMEND REPAIRS AS NEEDED** - Tuck-pointing needs attention in areas: Deteriorated mortar joints are visible. Visible step cracks noted in the mortar joints. **Location of concern:** Multiple Areas.



**RECOMMEND REPAIRS AS NEEDED** - Tuck-pointing needs attention in areas: Visible step cracks noted in the mortar joints.

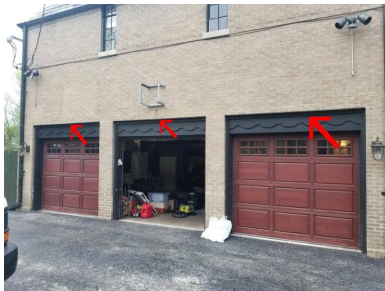


*Lintels Condition:*

**ATTENTION** - Rusted lintel(s) are visible. Sagging lintel(s) are visible. **Location of concern:** North, East.



**ATTENTION** - Sagging lintel(s) are visible. **Location of concern:** Overhead garage doors.



**ATTENTION** - Rusted lintel(s) are visible. **Location of concern:** Multiple Areas.

*Windows:*

**RECOMMEND REPAIRS AS NEEDED** - Older window(s) are present around the home. Older window components can fail at any time and will not perform as well as newer, energy efficient windows. Window(s) appear to be in disrepair in multiple areas.

*Window Screens:*

**ATTENTION** - Window screens are noted as removed at all or some of the windows. Confirm that a screen is available for each window.

**AIR CONDITIONING**

CENTRAL AC OPERATION:

*Central Air Conditioning Operation:*

**RECOMMEND REPAIRS AS NEEDED** - Low temperature differential noted. Limited cooling. Service is recommended. <14 degrees F air temperature drop over the coils. Cooling is limited. Service is recommended. Multiple areas within the home are affected.



## GARAGE

### GARAGE:

#### *Overhead Door(s) Condition:*

**RECOMMEND REPAIRS AS NEEDED** - Broken window panes at middle overhead garage door.

#### *Garage Electrical:*

**ATTENTION** - Recommend replacing garage outlets as needed with GFCI protected outlets in the interest of safety.

## ELECTRICAL

### BRANCH CIRCUIT WIRING:

#### *Smoke Detector Issues:*

**ATTENTION** - Older smoke detector(s) noted. Recommend replacement. Smoke detectors are noted as missing. This is a life safety concern. Recommend installation of additional detector(s) as required by local building code.

#### *Carbon Monoxide Detector Issues:*

**ATTENTION** - Older carbon monoxide detector(s) noted. Recommend replacement. Carbon monoxide detectors are missing. This is a life safety concern. Recommend installation of additional detector(s) as required by local building code.

## HEAT

### HUMIDIFIER SYSTEM:

#### *Humidifier (Issues):*

**ATTENTION** - The humidifier system appears to be older. An older humidifier can fail at any time. The humidifier system appears to lack maintenance. The unit needs to be cleaned, serviced and evaluated.



### HEATING UNITS/SYSTEM:

#### *Heating Units/System Operation/Condition:*

**ATTENTION** - At least one heating unit is older. Older heating units can fail at any time. Systems does not appear to be adequately heating. Located in basement pool table area.



## PLUMBING

### PLUMBING APPLICATIONS:

#### *Sump Pump Battery Back-Up:*

**ATTENTION** - Recommend installing a suitable battery back-up system or generator for the sump pump to keep the pump functional in the event of a power outage.

*Additional Observations:*

**ATTENTION** - Request explanation and demonstration of pump system in basement in and around sump pump by current owner.



WATER HEATER #1:

*Water Heater Age (Approximate):*

**ATTENTION** - The unit is older. The unit is nearing, at or beyond the end of the manufacturers intended design life. Based on the age of this unit, it could fail at any time. The unit appears to be approximately 20 years old. This type of unit has an estimated life expectancy of 12 years.

WATER HEATER #2:

*Water Heater Age (Approximate):*

**ATTENTION** - The unit is older. The unit is nearing, at or beyond the end of the manufacturers intended design life. Based on the age of this unit, it could fail at any time. The unit appears to be approximately 16 years old. This type of unit has an estimated life expectancy of 12 years.

**BASEMENT**

BASEMENT:

*Walls:*

**ATTENTION** - Efflorescence seen on masonry walls indicates the presence of periodic moisture. Recommend periodic cleaning and sealing of masonry walls as a preventative measure. Visible in a few different areas.

**KITCHEN**

KITCHEN:

*Cooking Appliances:*

**RECOMMEND REPAIRS AS NEEDED** - Burner(s) inoperative, would not ignite. Middle rear burner.

**BATHROOM(S)**

3RD FLOOR BATHROOM:

*Plumbing Drains:*

**RECOMMEND REPAIRS AS NEEDED** - Stopper mechanism is not working properly. Stopper hardware is not operational..

**Location of concern:** Vanity sink.

**RECOMMEND REPAIRS AS NEEDED** - Leakage is visible. **Location of concern:** Vanity sink drain.

2ND FLOOR NE BATHROOM:

*Vanity Cabinet/Counter/Mirror:*

**RECOMMEND REPAIRS AS NEEDED** - **Vanity sink basin observations:** Vanity sink is loose, not properly secured.

*Bath Tub & Surround:*

**RECOMMEND REPAIRS AS NEEDED** - Recommend caulking bath tub surround in the following areas of water contact as needed: Plumbing Trim.

*Electrical Outlets:*

**ATTENTION** - No outlet is installed.



2ND FLOOR WEST HALLWAY BATHROOM:

*Vanity Cabinet/Counter/Mirror:*

**ATTENTION** - Vanity sink basin observations: Vanity sink is loose, not properly secured.

*Toilet:*

**RECOMMEND REPAIRS AS NEEDED** - The toilet bowl is loose at the floor. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area.

2ND FLOOR SE BEDROOM BATHROOM:

*Shower Pan & Surround:*

**ATTENTION** - Recommend caulking shower surround in the following areas of water contact as needed: Shower Surround. Plumbing Trim.

*Plumbing Fixtures:*

**RECOMMEND REPAIRS AS NEEDED** - Shower head and sprayer assembly is in disrepair. Not working properly.

MASTER BATHROOM:

*Plumbing Fixtures:*

**RECOMMEND REPAIRS AS NEEDED** - Diverter for tub is in disrepair and leaking. Water comes from both sprayer and tub filler.



**LIVING SPACES**

SUN ROOM:

*Windows:*

**RECOMMEND REPAIRS AS NEEDED** - There is at least one broken window pane.



OFFICE/DEN:

*Exterior Entry Door(s):*

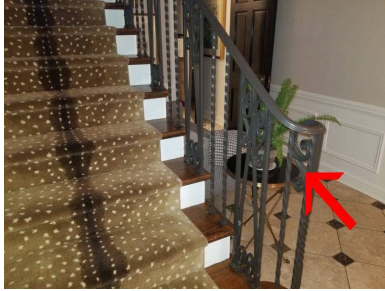
**ATTENTION** - Daylight visible when entry door is closed. Noticeable draft coming through the entry door.

**STAIRWAYS - INTERIOR**

INTERIOR STAIRWAYS

*Stairways/Railings:*

**RECOMMEND REPAIRS AS NEEDED** - Loose handrail noted. **Location of concern:** 1st to 2nd Floor Stairway. Main entry foyer.



**RECOMMEND REPAIRS AS NEEDED** - Partial railing system is installed. Recommend installation of additional handrail as needed. **Location of concern:** Basement stairway.



**RECOMMEND REPAIRS AS NEEDED** - Loose handrail noted. **Location of concern:** Basement stairway.

## **FIREPLACE(S)**

### LIVING ROOM FIREPLACE

*Fireplace Condition:*

**ATTENTION** - Efflorescence on fire block indicates the periodic passage of moisture through the block over time.

### BASEMENT FIREPLACE

*Fireplace Condition:*

**RECOMMEND REPAIRS AS NEEDED** - Large void visible in firebox.



*Fireplace Operation:*

**RECOMMEND REPAIRS AS NEEDED** - Not functional. Gas appears to be off at a remote location. Unable to test unit.

*Fireplace Damper:*

**RECOMMEND REPAIRS AS NEEDED** - Gaps visible when damper is closed.



## EXCLUDED SYSTEMS & COMPONENTS

### EXCLUDED SYSTEM(S) & COMPONENTS:

#### *Flood Control System:*

**ATTENTION** - There appears to be a FLOOD CONTROL SYSTEM installed. The flood control system and related components are outside the scope of this inspection and should be evaluated by a licensed plumbing/sewer contractor to ensure that the system is functional and to establish a maintenance schedule. This is the sole responsibility of the client to have this system further evaluated. Cornerstone assumes no liability for and makes no representation as to the condition and/or functionality of any flood control system.

#### *Backyard Pond:*

**ATTENTION** - The BACKYARD POND & RELATED COMPONENTS are not inspected or tested as a part of this inspection. The only information noted is the presence of the pond. It is recommended that it be checked by a professional spa/tub contractor for proper operation and maintenance.

Other items are also noted in the entire inspection report should receive attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear. It is the clients sole responsibility to have any item in the report rated **"RECOMMEND REPAIRS AS NEEDED"** and **"ATTENTION"** further evaluated by a qualified contractor to determine the extent of the problem and to estimate the cost of repairs prior to the close of escrow. Cornerstone assumes no liability for these items after the close of escrow.

**ATTENTION** -Although some or all of the freestanding appliances have been inspected/operated as a part of this inspection (Refrigerator, Ice Maker, Water Dispenser, Oven/Stove/Cooktop, Dishwasher, Disposal, Trash Compactor, Microwave, Exhaust Hood, Wine Fridge, Clothes Washer/Dryer) etc., Cornerstone assumes no liability for the condition of these items after the date of this inspection and strongly recommends checking the condition of these items as recommended in the final walk through checklist provided after the current owner has moved out and as close to the close of escrow as possible based on the fact that these items can break or be broken at any time. Client assumes sole liability for these items after the close of escrow.

**ATTENTION** - Confirm that working smoke and carbon monoxide detectors are installed and functional throughout the home in accordance with local building codes. This is the sole responsibility of the client. Cornerstone assumes no liability for the lack of such detectors or the condition of any detectors that are present.

**ATTENTION - GENERAL RECOMMENDATIONS:** The following recommendations are made in addition to the above recommendations. It is the sole responsibility of the client to address all of the recommendations below that apply.

1. Visually inspect the home at the final walk-through. A check list has been provided.
2. Observe gutter system and site drainage during heavy rains to evaluate grading and drainage around the home.
3. Have all HVAC equipment serviced and cleaned by a licensed HVAC contractor prior to close of escrow.
4. Humidifiers are not tested at the inspection and should be serviced along with furnace as recommended above.
5. Check entire home for visible signs of moisture penetration at the final walk-through.
6. Bring a couple light bulbs to the final walk through to test any light fixtures that are not working or missing bulbs.

IT IS STRONGLY RECOMMENDED THAT A LICENSED GENERAL CONTRACTOR, FAMILIAR WITH ALL SYSTEMS AND COMPONENTS FOUND IN AND AROUND A HOME, REVIEW THIS REPORT IN ITS ENTIRETY, PRIOR TO THE CLOSE OF ESCROW. CLIENT SHOULD REQUEST THAT THE GENERAL CONTRACTOR OFFER PROFESSIONAL OPINIONS AND ESTIMATES TO YOU REGARDING ITEMS DOCUMENTED WITHIN THIS REPORT.



**Cornerstone Home Inspection Services LLC**  
**P.O. Box 316615, Chicago, IL**  
**773-718-2500**  
**cornerstoneinspect@comcast.net**

Please understand very little historical information is provided to the inspector. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant. In addition to those improvements recommended in our report, we advise you to budget for unexpected repairs.

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,

Ronald Niego  
Cornerstone Home Inspection Services LLC

## GENERAL INFORMATION

### CLIENT & SITE INFORMATION:

**Inspector Info:** Ronald Niego, Illinois Home Inspector License #450.000315, Expires 11-30-20.  
**People Present:** Client/Purchaser. Buyer's Agent. Listing agent.  
**Client:** Mr. John Doe  
**Inspection Date:** 05/16/2019.  
**Inspection Time:** 12:00 PM.  
**Inspection Address:** 1234 Anywhere St.  
Chicago IL  
60631.

### BUILDING CHARACTERISTICS:

**Front of Home Faces:** South.  
**Estimated Age:** Vintage Updated.  
**Building Style & Type:** Single Family Home.  
**Space Below Grade:** Basement.  
**Utilities Status:** All utilities within the home were on at the time of this inspection.  
**Home Occupied?:** **ATTENTION** - The home is occupied. Furniture, rugs and personal belongings are present. Closets contain personal belongings and/or storage. It is possible that defects may be hidden by furniture or personal belongings. It is recommended that the client visually inspect all areas of the home for defects after all personal belongings have been removed. A final walk-through checklist is provided with this report to assist with this process.

### WEATHER CONDITIONS:

**Weather:** Cloudy. Raining.  
**Rain Conditions:** Heavy Rain Conditions present during inspection.  
**Soil Conditions:** Very wet.  
**Outside Temperature (F):** 65-70 Degrees F.

#### INSPECTION RATINGS KEY

**Inspected items are rated as follows: IMPORTANT! PLEASE READ BELOW AND UNDERSTAND HOW ITEMS IN THIS REPORT ARE RATED. NOT DOING SO COULD LEAD TO EXPENSES INCURRED BY CLIENT AFTER CLOSING THAT COULD HAVE BEEN PREVENTED BY ADDRESSING THE ITEMS LISTED IN THIS REPORT IN ACCORDANCE WITH THE RATING SYSTEM AND RECOMMENDATIONS LISTED BELOW.**

"**APPEARS SERVICEABLE**" = The item, system or component is performing its intended function at the time of this inspection. Minor repairs may be needed. The system or component can fail at any time and no warranty or guarantee is expressed or implied. It is the sole responsibility of the client to confirm that items listed in this report are in the same condition as represented in this report at the final walk-through. A final walk-through checklist has been emailed as an attachment with the inspection report to assist with this. Cornerstone is available to assist with the final walk-through inspection for an additional fee. Normal wear and tear should be expected. Client is responsible for performing regular maintenance as recommended by the manufacturer and future repairs should be expected.

"**ATTENTION**" = **IMPORTANT!!** Items marked with the rating "**ATTENTION**" contain important information

and may need further consideration and/or further evaluation by a licensed contractor or tradesman prior to the close of escrow. Special attention should be paid to any system or component marked "**ATTENTION**" to ensure that Client does not incur any unforeseen expenses after taking possession of the home. This is the sole responsibility of the client. Items marked "**ATTENTION**" should be discussed further with your real estate agent, attorney and/or a qualified contractor. Cornerstone assumes no liability for items marked "**ATTENTION**" after the date of this inspection. Items marked "**ATTENTION**" may be found within the summary pages or within the body of the report or both. It is extremely important to read the entire report to fully understand the condition of the property at the time it was inspected.

"**RECOMMENDED REPAIRS AS NEEDED**" = Item, system or component is not functioning as designed and needs repair or possible replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system. Client is solely responsible for having items rated "**RECOMMENDED REPAIRS AS NEEDED**" further evaluated by qualified contractor(s). This should be done prior to the close of escrow to ensure that Client does not incur any unforeseen expenses after taking possession of the home. Cornerstone assumes no liability for items marked "**RECOMMENDED REPAIRS AS NEEDED**" after the date of this inspection.

**IMPORTANT !!!!** ITEMS THAT DO NOT APPEAR WITHIN THIS INSPECTION REPORT SHOULD BE CONSIDERED NOT INSPECTED. CORNERSTONE HOME INSPECTION SERVICES, LLC DOES NOT ASSUME ANY LIABILITY FOR SYSTEMS OR COMPONENTS THAT DO NOT APPEAR WITHIN THIS INSPECTION REPORT. CLIENT ASSUMES LIABILITY FOR ANY ITEMS THAT DO NOT APPEAR IN THIS INSPECTION REPORT.



## ROOF COVERING & RELATED COMPONENTS

### ROOF SURFACE(S):

<i>Was the Roof Inspected?</i>	Yes, most or all roof surface was able to be inspected.
<i>Method of Inspection:</i>	The roof surface was walked where safe. Binoculars were used to view the roof surface. The roof surface was viewed from a window.
<i>Roof Type(s):</i>	Gable. Flat.
<i>Roof Surface #1 Material:</i>	<b>ATTENTION - Slate Tile Roof.</b> - This type of roof covering is a specialty material that should be evaluated for proper installation and wear by a licensed roofing contractor that specializes with this type of roof covering. This should be done prior to the close of escrow.
<i>Flat Roof Surface Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the roof surface appears in acceptable overall condition with no visible signs of leakage. Normal wear and tear is noted.
<i>Tile Roof Surface Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the roof surface appears in acceptable overall condition with no visible signs of leakage. Cornerstone is not a specialist in regards to tile roof surfaces and recommends having the roof installation inspected by a licensed roofing contractor that does specialize in tile roof coverings.

**ATTENTION - THIS REPORT IS NOT A GUARANTEE AGAINST ROOF LEAKAGE.** The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject to future leakage. All roof surfaces require annual inspection and maintenance. Any roof can leak at any time for a number of different reasons. Our inspection makes an effort to find signs of leaking but sometimes cannot.

**ATTENTION** - Gutters & downspouts should discharge water away from the foundation to prevent wet basement problems. Gutters should be cleaned and inspected for proper drainage control twice a year in the spring and fall. Adequacy of drainage of the gutter system can only be accomplished during heavy rains. If heavy rains were not present at the time of this inspection, it is the clients responsibility to observe the gutters during a heavy rain and evaluate drainage. Check for any pooling water next to the home.

### ROOF ADDITIONAL COMPONENTS:

<i>Gutters:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Recommend cleaning the gutters and downspouts in order to facilitate proper drainage. Gutters are holding water. <b>Location of concern:</b> Multiple areas around the home.
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<i>Downspouts:</i>	<b>APPEARS SERVICEABLE</b> - The physical gutter downspout installation appears to be in good overall condition. <b>ATTENTION</b> - Downspouts extend underground and the concealed components are not visible for inspection.
<i>Flashing:</i>	<b>APPEARS SERVICEABLE</b> - The visible roof flashings appear in acceptable condition with no obvious leakage noted. Flashing is only partially visible.

#### CHIMNEY # 1:

*Chimney Location:* East.  
*Chimney Material:* Brick.  
*Chimney Liner Installed?* **ATTENTION** - There does not appear to be a chimney liner installed. Installation of a chimney liner may or may not be indicated based on the age and efficiency of the mechanicals venting into it. This determination should be made by a qualified HVAC contractor.  
*Chimney Condition:* **ATTENTION** - Cracked chimney cap visible. Recommend adding a rain cap to deter water and animal penetration.



#### CHIMNEY # 2:

*Chimney Location:* West.  
*Chimney Material:* Brick.  
*Chimney Liner Installed?* YES - There appears to be a chimney liner installed in one of the flues. A qualified contractor should verify proper installation and materials as most of the chimney liner is not visible for inspection.  
*Chimney Condition:* **APPEARS SERVICEABLE** - The visible portion of the chimney appears to be in acceptable condition at this time. The interior of the chimney is not visible and could not be inspected. **ATTENTION** - Recommend adding a rain cap to deter water and animal penetration.

**ATTENTION** - Interiors of chimneys and flues are not visible and are not inspected. This type of inspection should be done by a qualified chimney contractor with specialized equipment.

**ATTENTION** - Chimneys and fireplace flues should be cleaned and inspected by a chimney sweep annually. You should hire a member of the "Chimney Sweep Guild" to perform a "LEVEL II" inspection of each chimney and fireplace prior to use. This is the sole responsibility of the client.

## LOTS & GROUNDS

### LOTS & GROUNDS:

<i>Sidewalks:</i>	<b>APPEARS SERVICEABLE</b> - Visible portion of sidewalk(s) appear in acceptable condition at this time. Cracks & settlement noted are typical.
<i>Driveway:</i>	<b>APPEARS SERVICEABLE</b> - Visible portion of the driveway appears in acceptable condition at this time. Cracks & settlement noted are typical.
<i>Patio:</i>	<b>APPEARS SERVICEABLE</b> - Visible portion of the patio(s) appears in acceptable condition at this time. Cracks & settlement noted are typical.
<i>Paver Steps/Stoops:</i>	<b>APPEARS SERVICEABLE</b> - Visible portion of the paver steps/stoops appear in acceptable condition at this time. Cracks & settlement noted are typical.
<i>Grading/Drainage:</i>	<b>ATTENTION</b> - Grading is pitched towards the home in areas. It is recommended that all grading be pitched away from the home to facilitate proper drainage and decrease the likelihood of seepage into the home in the areas below grade. <b>Location of concern:</b> Backyard. North, East.
<i>Vegetation:</i>	<b>APPEARS SERVICEABLE</b> - The visible vegetation appears in acceptable condition at this time.
<i>Basement Stairwell:</i>	<b>ATTENTION</b> - No handrail installed in stairwell. Recommend adding a handrail for safety.
<i>Basement Stairwell Drain:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the basement stairwell drain appear in acceptable condition at this time. Drains are not tested under a live load and should be observed under heavy rain conditions to confirm they are functioning properly.
<i>Fence:</i>	<b>ATTENTION</b> - A portion of the wooden fence is missing just outside of the garage at the west side of the driveway.
<i>Catch Basin:</i>	<b>ATTENTION</b> - A catch basin was not located.
<i>Exterior Electrical Service Feed:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the exterior electrical service feed and related components appear in acceptable condition at this time with normal wear and tear noted.



**ATTENTION** - Wood porches, decks, balconies & related components require regular inspection and maintenance. Maintenance repairs are a common occurrence. Recommend annual inspection and maintenance by a licensed porch contractor. **This is not a code inspection.** The building department in this jurisdiction would have to be contacted to evaluate the porch system for building code violations. Any

questions regarding code compliance with any porch, deck or balcony should be directed to the building code enforcement department in this jurisdiction.

**ATTENTION** - Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Lot drainage can only be evaluated during heavy rains and is not included as a part of this inspection unless heavy rains are present.

**ATTENTION** - Basement stairwell drains are not tested with a live load and the condition of the underground piping cannot be evaluated and is outside the scope of this inspection. Recommend keeping drain clear of dirt and debris. If water is observed accumulating in the basement stairwell during rainy periods then a licensed contractor should be consulted to evaluate the drain.

**ATTENTION** - Window wells should be equipped with a suitable cover that will support reasonable weight. Open window wells present a fall hazard. If open window wells are present, a qualified contractor should be consulted to evaluate and install suitable covers as a means of fall protection. Cornerstone does not make any representation as to the weight bearing capability of any window well covers. This information should be available from the manufacturer. The building code requirements regarding any escape windows are outside the scope of this inspection.

**ATTENTION** - Catch basin and related components should be cleaned and inspected by a licensed contractor on an annual basis. The presence of sewage, toilet paper or debris may indicate a blockage or problem with the main sewer line. If a catch basin was not located it is recommended that the current homeowner be consulted to make a determination if one exists.

## EXTERIOR

### EXTERIOR SURFACES & COMPONENTS:

*Exterior Surface*

*Material #1:*

*Masonry Condition:*

**Brick.**

**RECOMMEND REPAIRS AS NEEDED** - Tuck-pointing needs attention in areas: Deteriorated mortar joints are visible. Visible step cracks noted in the mortar joints. **Location of concern:** Multiple Areas.

**RECOMMEND REPAIRS AS NEEDED** - Tuck-pointing needs attention in areas: Visible step cracks noted in the mortar joints.

*Lintels Condition:*

**ATTENTION** - Rusted lintel(s) are visible. Sagging lintel(s) are visible. **Location of concern:** North, East.

**ATTENTION** - Sagging lintel(s) are visible. **Location of concern:** Overhead garage doors.

*Caulking:*

*Exterior Entry Door(s):*

*Windows:*

**ATTENTION** - Rusted lintel(s) are visible. **Location of concern:** Multiple Areas.

**APPEARS SERVICEABLE** - Visible portions of the exterior caulking appears in acceptable condition at this time.

**APPEARS SERVICEABLE** - The exterior entry door(s) appear in acceptable condition at this time. **ATTENTION** - Older exterior entry door(s) present. Older door components can fail at any time.

**RECOMMEND REPAIRS AS NEEDED** - Older window(s) are present



around the home. Older window components can fail at any time and will not perform as well as newer, energy efficient windows. Window(s) appear to be in disrepair in multiple areas.

*Window Screens:*

**ATTENTION** - Window screens are noted as removed at all or some of the windows. Confirm that a screen is available for each window.

*Exterior Electrical Outlets:*

**APPEARS SERVICEABLE** - Exterior electrical outlets were tested and found to be working normally. Every outlet may not have been tested.

*Exterior Light Fixtures:*

**APPEARS SERVICEABLE** - The exterior light fixtures appear in acceptable condition at this time.

*Hose Spigots:*

**APPEARS SERVICEABLE** - The hose spigots and related components appear in acceptable condition at this time.

**ATTENTION** - GFCI electrical outlets are recommended at all exterior locations. Recommend updating the currently installed outlets as/if needed by a licensed electrician.

**ATTENTION - Hose spigots** should be turned off during winter months to prevent freezing and potential damage to the home. Installation of frost-proof spigots is recommended to minimize the potential of freezing.

**ATTENTION** - Caulking around windows, doors, and all penetrations through the exterior finishes should be weather-proof and should be inspected and maintained on an annual basis.

**ATTENTION** - Window screens are recommended and commonplace at any window that opens to keep insects out of the home.

**ATTENTION** - Timers and motion sensor activated exterior lighting is not tested. Controls and programming are not overridden.



## AIR CONDITIONING

### CONDENSING UNIT #1, 2, 3, & 4:

<i>Condensing Units Location:</i>	Roof top.
<i>Condensing Units Visually Inspected?</i>	Yes. The AC condensing units were visually inspected.
<i>Condensing Units Manufacturer:</i>	Carrier. x4.
<i>Condensing Units Age:</i>	All 4 condensing units appear to be approximately 6 years old. This type of unit has an estimated life expectancy of 12-15 years.
<i>Condensing Units Condition:</i>	<b>APPEARS SERVICEABLE</b> - The condensing units appear to be in acceptable condition at this time. Note: The units are not disassembled or pressure tested.

### CENTRAL AC OPERATION:

<i>Central AC System Tested?</i>	Yes, the air conditioning system(s) were able to be tested.
<i>Central Air Conditioning Operation:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Low temperature differential noted. Limited cooling. Service is recommended. <14 degrees F air temperature drop over the coils. Cooling is limited. Service is recommended. Multiple areas within the home are affected.
<i>AC Cabinets (Stand Alone):</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the AC cabinets appear to be in acceptable condition.
<i>Ductwork Distribution:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ductwork appears to be in acceptable condition. Determining the balance of or adequacy/amount of air flow to any register is outside the scope of this inspection.
<i>Air Filter:</i>	<b>APPEARS SERVICEABLE</b> - The installed filter system appears to be in acceptable condition. Recommend changing and/or cleaning the filter and/or filter system at intervals recommended by the manufacturer.
<i>Thermostat:</i>	<b>APPEARS SERVICEABLE</b> - Thermostat controls installed appear to be working normally. Digital programming of the unit is not tested and is outside the scope of this inspection.
<i>Condensation Drain Pipe:</i>	<b>APPEARS SERVICEABLE</b> - Condensation drain pipe for the HVAC system appears to be functional at this time. This should be checked annually during service call by HVAC contractor.

**ATTENTION** - The air conditioning system is not operated when outdoor air temperature is below 65 degrees F. Doing so can cause damage to the system.

**ATTENTION** - It is recommended that the air conditioning system be serviced and cleaned/checked by a licensed HVAC contractor prior to the close of escrow when a property is changing hands. This is the responsibility of the client/purchaser.

**ATTENTION** - ESTIMATED LIFE EXPECTANCY: The estimated life expectancy of a central air conditioning system is approximately 12-15 years. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. Any system >10 years old should be considered as nearing the end of its intended life expectancy and an increase for the potential of repairs or replacement should be expected.

**ATTENTION** - The air conditioning system is operated using normal controls. The system is not dismantled or pressure tested. The inspection of the air conditioning system is limited and not exhaustive.



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## GARAGE

### GARAGE:

<i>Garage Type:</i>	Attached. Three car.
<i>Garage Accessibility Issues:</i>	<b>ATTENTION</b> - The garage is occupied. Personal belongings may obstruct viewing and testing of some of the components located in the garage. Items that may be obstructed include electrical outlets, walls and floors. These areas should be re-inspected and/or checked at the final walk-through once all of the current owners personal belongings have been removed. This is the responsibility of the client/purchaser.
<i>Garage Exterior Surface(s):</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the exterior surface(s) appear in acceptable condition. Recommend performing regular maintenance on this exterior finish as recommended by the manufacturer.
<i>Garage Windows:</i>	<b>ATTENTION</b> - Older windows present at garage. Older window components can fail at any time.
<i>Entry/Service Door:</i>	<b>APPEARS SERVICEABLE</b> - The garage service entry door appears in acceptable condition. <b>ATTENTION</b> - Garage service/entry door is older. Older door components can fail at any time.
<i>Overhead Door(s) Condition:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Broken window panes at middle overhead garage door.
<i>Automatic Garage Door Opener(s) Operation:</i>	<b>APPEARS SERVICEABLE</b> - The garage door opener(s) was tested and appeared to be working normally.
<i>Garage Door Safety Reverse Type:</i>	Safety beam system is installed.
<i>Garage Door Safety Reverse Operation:</i>	<b>APPEARS SERVICEABLE</b> - Operational. Garage door opener safety reverse system was operated and appears to be functional.
<i>Garage Floor:</i>	<b>APPEARS SERVICEABLE</b> - The garage floor appears in acceptable condition with typical cracks noted.
<i>Floor Drain:</i>	<b>ATTENTION</b> - NOT TESTED - There is a floor drain installed. The floor drain was not flow tested. Unable to determine if the floor drain is active and/or functional.
<i>Walls Structure:</i>	<b>ATTENTION</b> - The garage wall structural components are concealed and are not visible for inspection. The garage wall structural components are completely covered by drywall/plaster/paneling or alike.
<i>Roof Structure:</i>	<b>ATTENTION</b> - The garage roof structural components are concealed and are not visible for inspection. The garage roof structural components are completely covered by drywall/plaster/paneling or alike.
<i>Finished Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The finished garage ceiling appears in overall acceptable condition.
<i>Finished Walls:</i>	<b>APPEARS SERVICEABLE</b> - The finished garage walls appear in acceptable condition.
<i>Garage Electrical:</i>	<b>ATTENTION</b> - Recommend replacing garage outlets as needed with GFCI protected outlets in the interest of safety.

*Garage Heating  
System:*

APPEARS SERVICEABLE - Heating system was functional at the time of inspection using normal controls and the production of heat was confirmed. Older heating system present in garage. Older heating system components can fail at any time.



**ATTENTION** - For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house. Cornerstone does make any determination as to the fire rating of the current door installation.

**ATTENTION** - For occupied homes - For your protection, you should re-examine the garage after the owner has removed all vehicles and storage items as concealed defects may exist. This should be done at the final walk-through, prior to closing.

**ATTENTION** - For electrical safety, all garage outlets should be equipped with modern ground-fault-circuit-interrupter (GFCI) shock protection.

**ATTENTION** - The garage door operator "safety reversing mechanisms" should be tested monthly to prevent personal injury or property damage. Overhead door openers should be updated by installing infrared sensors when not present.

## ELECTRICAL

### BRANCH CIRCUIT WIRING:

<i>Branch Circuit Wiring (Visible):</i>	<b>ATTENTION</b> - Older branch circuit wiring is visible within the home. Updating of the old wiring may be recommended/needed. Consult with a licensed electrician for further evaluation to make this determination. Old Cloth wiring is visible within the home.
<i>Smoke Detector Issues:</i>	<b>ATTENTION</b> - Older smoke detector(s) noted. Recommend replacement. Smoke detectors are noted as missing. This is a life safety concern. Recommend installation of additional detector(s) as required by local building code.
<i>Carbon Monoxide Detector Issues:</i>	<b>ATTENTION</b> - Older carbon monoxide detector(s) noted. Recommend replacement. Carbon monoxide detectors are missing. This is a life safety concern. Recommend installation of additional detector(s) as required by local building code.
<i>Doorbell:</i>	<b>APPEARS SERVICEABLE</b> - A doorbell is present and was tested and was functional.

### GARAGE ELECTRICAL PANEL #1:

<i>Location:</i>	Garage. Left.
<i>Manufacturer:</i>	Siemens.
<i>Panel Cover Removed?</i>	Yes, the panel cover was able to be removed.
<i>Main Circuit Rating:</i>	200 amps.
<i>Panel Service Feed Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the electrical service feed at the interior of the electrical panel appears in acceptable condition. The electrical service was partially visible and could not be completely inspected.
<i>Electrical Panel Condition:</i>	<b>APPEARS SERVICEABLE</b> - Electrical panel appears in overall acceptable condition. Circuit and wire sizing correct so far as visible. It is not always possible to determine wire gauge when labeling on wire is not visible.
<i>Arc Fault Protection:</i>	<b>APPEARS SERVICEABLE</b> - The panel appears to include arc-fault circuit interrupters to protect 15 and 20 amp branch circuits serving bedrooms. The wiring for the breakers is concealed and these breakers are not tested as a part of this inspection.
<i>Panel Ground:</i>	<b>APPEARS SERVICEABLE</b> - Partially able to visualize grounding methods used. Recommend having a licensed electrician test the panel ground wire for proper installation and continuity.

### GARAGE ELECTRICAL PANEL #2:

<i>Location:</i>	Garage. Right.
<i>Manufacturer:</i>	Siemens.
<i>Panel Cover Removed?</i>	Yes, the panel cover was able to be removed.
<i>Main Circuit Rating:</i>	200 amps.
<i>Panel Service Feed Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the electrical service feed at the interior of the electrical panel appears in acceptable condition. The electrical service was partially visible and could not be completely inspected.
<i>Electrical Panel Condition:</i>	<b>APPEARS SERVICEABLE</b> - Electrical panel appears in overall acceptable condition. Circuit and wire sizing correct so far as visible. It

*Arc Fault Protection:*

is not always possible to determine wire gauge when labeling on wire is not visible. **ATTENTION** - Older wiring is visible within the panel. It may be desirable to update old wiring.

*Panel Ground:*

**ATTENTION** - Arc Fault breakers are not visible and are typically recommended and may be required by code in most jurisdictions in home built after 2002. These breakers are recommended to protect bedrooms and sleeping areas. Consult with a licensed electrician for more information.

**ATTENTION** - Unable to visualize grounding methods used. Recommend having a licensed electrician test the panel ground wire for proper installation and continuity.

### 1ST FLOOR ELECTRICAL SUB-PANEL:

*Location:*

Hallway.

*Manufacturer:*

Square D.

*Panel Cover*

Yes, the panel cover was able to be removed.

*Removed?*

*Electrical Panel*

*Condition:*

**APPEARS SERVICEABLE** - Electrical panel appears in overall acceptable condition. Circuit and wire sizing correct so far as visible. It is not always possible to determine wire gauge when labeling on wire is not visible. **ATTENTION** - Older wiring is visible within the panel. It may be desirable to update old wiring.



*Arc Fault Protection:*

**ATTENTION** - Arc Fault breakers are not visible and are typically recommended and may be required by code in most jurisdictions in home built after 2002. These breakers are recommended to protect bedrooms and sleeping areas. Consult with a licensed electrician for more information.

### 3RD FLOOR CLOSET ELECTRICAL SUB-PANEL:

*Manufacturer:*

Cutler-Hammer.

*Panel Cover*

Yes, the panel cover was able to be removed.

*Removed?*

*Electrical Panel*

*Condition:*

**APPEARS SERVICEABLE** - Electrical panel appears in overall acceptable condition. Circuit and wire sizing correct so far as visible. It is not always possible to determine wire gauge when labeling on wire is not visible.

*Arc Fault Protection:*

**ATTENTION** - Arc Fault breakers are not visible and are typically recommended and may be required by code in most jurisdictions in home built after 2002. These breakers are recommended to protect bedrooms and sleeping areas. Consult with a licensed electrician for more information.

**ATTENTION** - Most branch circuit wiring is concealed from view and not able to be visually inspected. Wiring is typically run behind walls, ceilings and floors. Cover/Switch plates are not removed during this inspection. Fixtures are not removed. Inspection of the branch circuit wiring is typically limited to the wiring visible in the main electrical panel.

**ATTENTION** - THIS IS NOT A CODE COMPLIANCE INSPECTION. THE MUNICIPAL BUILDING DEPARTMENT GOVERNING THIS PROPERTY SHOULD BE CONTACTED IF A CODE INSPECTION IS DESIRED.



**ATTENTION** - Regardless if smoke or carbon monoxide detectors are present during the home inspection, as the new home-owner it is recommended that new smoke & carbon monoxide detectors be installed. Check with local building codes regarding the required number and placement of smoke & carbon monoxide detectors and have these detectors installed accordingly prior to occupying the home. It is the sole responsibility of the client to test and maintain the smoke and carbon monoxide detectors within the home as recommended by the manufacturer.

**ATTENTION** - The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## HEAT

### HUMIDIFIER SYSTEM:

*Humidifier (Issues):*

**ATTENTION** - The humidifier system appears to be older. An older humidifier can fail at any time. The humidifier system appears to lack maintenance. The unit needs to be cleaned, serviced and evaluated.



### BOILER:

<i>Boiler Location:</i>	Basement.
<i>Boiler Manufacturer:</i>	Peerless.
<i>Area Served:</i>	Whole House.
<i>Boiler Age (Approximate):</i>	The boiler appears to be approximately 8 years old. This type of unit has an estimated life expectancy of 15-30 years.
<i>Boiler Fuel/Energy Source:</i>	The fuel/energy source supplying the boiler is natural gas. <b>APPEARS SERVICEABLE</b> - The fuel/energy source supplying the boiler appears to be in acceptable condition.
<i>Boiler Operation/Condition:</i>	<b>APPEARS SERVICEABLE</b> - Boiler was functional at the time of inspection using normal controls and the production of heat was confirmed.
<i>Boiler Carbon Monoxide Test:</i>	<b>APPEARS SERVICEABLE</b> - The unit was tested for elevated levels of carbon monoxide with a hand-held carbon monoxide detector. No carbon monoxide was detected.
<i>Boiler Flue Pipe:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flue appears in acceptable condition. The flue interior is not visible.
<i>Boiler Distribution Piping:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the boiler distribution piping appear to be in acceptable condition. Cornerstone does not evaluate the adequacy of the distribution system.
<i>Thermostat:</i>	<b>APPEARS SERVICEABLE</b> - Thermostat controls installed appear to be working normally. Digital programming of the unit is not tested and is outside the scope of this inspection.

### HEATING UNITS/SYSTEM:

*Heating Unit(s)/System Type:* Wall Unit in basement.

*Heating Units/System Operation/Condition:* **ATTENTION** - At least one heating unit is older. Older heating units can fail at any time. Systems does not appear to be adequately heating. Located in basement pool table area.



**ATTENTION** - HEATING SYSTEM INSPECTION LIMITATIONS/EXCLUSIONS: 1) Humidifiers are not tested for function. 2) Heat exchangers are not visible and are excluded. 3) Heat distribution adequacy at supply registers and radiators. 4) Electronic air filters are not tested.

**ATTENTION** - It is recommended that all HVAC systems including furnaces, boilers and humidifiers be serviced and cleaned/checked by a licensed HVAC contractor prior to the close of escrow when a property is changing hands. This is the responsibility of the client/purchaser.

## PLUMBING

### PLUMBING APPLICATIONS:

<i>Main Water Shut Off Location:</i>	In Basement.
<i>Main Water Shut-Off Condition:</i>	<b>APPEARS SERVICEABLE</b> - Main water shut off appears in acceptable condition.
<i>Water Supply Lines:</i>	<b>APPEARS SERVICEABLE</b> - Visible water lines appear in acceptable condition. Adequate water pressure confirmed at all fixtures unless otherwise noted. <b>ATTENTION</b> - Older water supply piping visible. Older plumbing components can fail at any time. Galvanized water supply piping visible. This type of water supply piping will eventually need to be replaced.
<i>Plumbing Drain Lines:</i>	<b>APPEARS SERVICEABLE</b> - Visible drain lines appear in acceptable condition. Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied unless otherwise noted. <b>ATTENTION</b> - Older drain piping visible. Older plumbing components can fail at any time.
<i>Sump Pump(s):</i>	<b>APPEARS SERVICEABLE</b> - The sump pump(s) were tested and found to be operational at the time of this inspection.
<i>Sump Pump Battery Back-Up:</i>	<b>ATTENTION</b> - Recommend installing a suitable battery back-up system or generator for the sump pump to keep the pump functional in the event of a power outage.
<i>Additional Observations:</i>	<b>ATTENTION</b> - Request explanation and demonstration of pump system in basement in and around sump pump by current owner.



### WATER HEATER #1:

<i>Water Heater Location:</i>	Basement.
<i>Manufacturer:</i>	A O Smith.
<i>Area Served:</i>	Whole House.
<i>Water Heater Age (Approximate):</i>	<b>ATTENTION</b> - The unit is older. The unit is nearing, at or beyond the end of the manufacturers intended design life. Based on the age of this unit, it could fail at any time. The unit appears to be approximately 20 years old. This type of unit has an estimated life expectancy of 12 years.
<i>Water Heater Tank Capacity:</i>	75 Gallons.
<i>Water Heater Fuel/Energy Source:</i>	The fuel/energy source supplying the water heater is natural gas. <b>APPEARS SERVICEABLE</b> - The fuel/energy source supplying the water heater appears to be in acceptable condition.
<i>Water Heater Operation:</i>	<b>APPEARS SERVICEABLE</b> - The water heater appeared to be functional with hot water confirmed at multiple fixtures.
<i>Water Heater Flue Pipe:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flue appears in acceptable condition. The flue interior is not visible.

*Water Heater Carbon Monoxide Test:* **APPEARS SERVICEABLE** - The unit was tested for elevated levels of carbon monoxide with a hand-held carbon monoxide detector. No carbon monoxide was detected.

*Temperature Pressure Relief Valve:* **APPEARS SERVICEABLE** - Temperature Pressure Release Valve (TPRV) valve and discharge pipe appears in acceptable condition. The valve is not operated as a part of this inspection.

*Water Heater Drip Pan:* **ATTENTION** - There is no drip pan installed underneath the water heater. Consider addition of a drip pan under the unit to protect finished areas adjacent and/or below from potential leakage from the unit.

## WATER HEATER #2:

*Water Heater Location:* Basement.

*Manufacturer:* General Electric.

*Area Served:* Whole House.

*Water Heater Age (Approximate):* **ATTENTION** - The unit is older. The unit is nearing, at or beyond the end of the manufacturers intended design life. Based on the age of this unit, it could fail at any time. The unit appears to be approximately 16 years old. This type of unit has an estimated life expectancy of 12 years.

*Water Heater Tank Capacity:* 75 Gallons.

*Water Heater Fuel/Energy Source:* The fuel/energy source supplying the water heater is natural gas. **APPEARS SERVICEABLE** - The fuel/energy source supplying the water heater appears to be in acceptable condition.

*Water Heater Operation:* **APPEARS SERVICEABLE** - The water heater appeared to be functional with hot water confirmed at multiple fixtures.

*Water Heater Flue Pipe:* **APPEARS SERVICEABLE** - The visible portion of the flue appears in acceptable condition. The flue interior is not visible.

*Water Heater Carbon Monoxide Test:* **APPEARS SERVICEABLE** - The unit was tested for elevated levels of carbon monoxide with a hand-held carbon monoxide detector. No carbon monoxide was detected.

*Temperature Pressure Relief Valve:* **APPEARS SERVICEABLE** - Temperature Pressure Release Valve (TPRV) valve and discharge pipe appears in acceptable condition. The valve is not operated as a part of this inspection.

*Water Heater Drip Pan:* **ATTENTION** - There is no drip pan installed underneath the water heater. Consider addition of a drip pan under the unit to protect finished areas adjacent and/or below from potential leakage from the unit.

**ATTENTION** - The inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain/waste, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. The inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain/waste, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings.

**ATTENTION** - DETERMINING THE ADEQUACY OF THE CAPACITY OF THE WATER HEATER IN RELATION TO THE SIZE AND NEEDS OF THE HOME IS BEYOND THE SCOPE OF THIS INSPECTION.

**ATTENTION** - The condition of the underground drain piping connected to the floor drain cannot be evaluated without the use of a camera system. The presence of tree roots or a damaged drain line is outside the scope of this inspection. If an evaluation of the main sewer line is desired, a plumbing/sewer contractor should be consulted to view the sewer line with a special camera. Camera inspection of the main sewer line is recommended, especially on older homes.

**ATTENTION** - The plumbing vent lines are not visible and could not be inspected. Cornerstone makes not representation as to the condition of concealed plumbing vent lines.

**ATTENTION** - For older homes, it is recommended that a video inspection of the sewer line be completed by a qualified contractor as a supplement to this inspection. This type of inspection is outside the scope of this home inspection. Problems with an underground sewer line can be very costly. Having a video inspection of the main sewer line and any associated cost would be the sole responsibility of the client. We recommend Madden Sewer - Sean Madden (773) 908-9587.



## STRUCTURAL COMPONENTS

### STRUCTURAL COMPONENTS:

<i>Primary Construction Type:</i>	Masonry.
<i>Structural Differential Movement:</i>	<b>APPEARS SERVICEABLE</b> - Settlement of the home is consistent with the age of the home with no signs of any significant movement at this time. <b>ATTENTION</b> - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant. The home has been found to have obvious signs of settlement. Most settlement of this type may be considered normal but we recommend having this confirmed by a qualified contractor. Floors are noticeably out of level.
<i>Structural Components Location/Visibility Limitations:</i>	Basement. The basement is finished or partially finished living space. <b>The finished walls and ceilings partially or completely conceal the following structural components found in the basement from inspection.</b> <u>No representation is made as to the condition of these concealed components.</u>
<i>Foundation Visibility:</i>	<b>ATTENTION</b> - The foundation is only partially visible. Cornerstone make no representation as to the condition of the concealed portions of the foundation.
<i>Structural Beam Visibility:</i>	<b>ATTENTION</b> - The structural beam is only partially visible. Cornerstone make no representation as to the condition of the concealed portions of the structural beam.
<i>Piers &amp; Posts Visibility:</i>	<b>ATTENTION</b> - The piers and posts are only partially visible. Cornerstone make no representation as to the condition of the concealed portions of the piers and posts.
<i>Joists Visibility:</i>	<b>ATTENTION</b> - The joists are only partially visible. Cornerstone make no representation as to the condition of the concealed portions of the joists.
<i>Sub-Floor Visibility:</i>	<b>ATTENTION</b> - The sub-flooring is only partially visible. Cornerstone make no representation as to the condition of the concealed portions of the sub-flooring.
<i>Floor/Slab Visibility:</i>	<b>ATTENTION</b> - The floor/slab is not visible; therefore, it is not possible to determine its condition.
<i>Foundation Type:</i>	Poured Concrete.
<i>Foundation Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the foundation appears to be in acceptable condition. Visible portions of foundation wall were dry at the time of the inspection. <b>ATTENTION</b> - Older foundation materials noted. Expect increased potential for repairs and seepage.
<i>Structural Beam Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the structural beam(s) for the home appears to be in acceptable condition.
<i>Piers &amp; Posts Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible structural support piers/posts appear to be in acceptable condition.
<i>Joists Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible joists appear to be in overall acceptable condition.
<i>Sub-floor Condition:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the sub-flooring appears in acceptable condition.

**ATTENTION** - CORNERSTONE HOME INSPECTION SERVICES, LLC. INSPECTORS ARE NOT CIVIL OR STRUCTURAL ENGINEERS. The **Client** understands that the inspection & final report do not provide



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and engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building.

## BASEMENT

### BASEMENT:

<i>Basement Visibility:</i>	<b>ATTENTION</b> - The basement is finished living space. The walls and ceilings conceal the foundation walls and structural framing. No representation is made as to the condition of these concealed components. Moisture may be present and concealed from view.
<i>Closet(s):</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the closet(s) appear in acceptable condition. <b>ATTENTION</b> - Due to stored items in the closet(s), it is not possible to determine the condition of the walls and ceilings that are not visible.
<i>Walls:</i>	<b>ATTENTION</b> - Efflorescence seen on masonry walls indicates the presence of periodic moisture. Recommend periodic cleaning and sealing of masonry walls as a preventative measure. Visible in a few different areas.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the basement ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Door(s):</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Exterior Entry Door(s):</i>	<b>APPEARS SERVICEABLE</b> - The exterior entry door(s) appear in acceptable condition at this time. <b>ATTENTION</b> - Older exterior entry door(s) present. Older door components can fail at any time.
<i>Windows:</i>	<b>APPEARS SERVICEABLE</b> - The windows are in acceptable condition. A sampling of windows were checked to confirm basic operation and for the presence of a functional locking mechanism if indicated. <b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Switches, Fixtures &amp; Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	<b>ATTENTION</b> - 1 wall unit is only heat source visible in basement. Heat is often supplied in basements by radiator piping. Additional heat source may be desired.
<i>Heat Source Function:</i>	<b>APPEARS SERVICEABLE</b> - Heat source in this room were tested and verified as functional. The presence of heat has been confirmed. Determining the adequacy of each heat source is outside the scope of this inspection.
<i>Basement Moisture Inspection Methods:</i>	Method of Inspection: 1) Visual Inspection. 2) Infrared Thermal Imaging. 3) Hand Held Moisture Meter.
<i>Basement Moisture Conditions:</i>	<b>APPEARS SERVICEABLE</b> - The basement appears to be dry at this time. Cornerstone cannot predict future seepage or sewer back-up and assumes no liability for such. If there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry over time. The comments listed in this report reflect the condition of the basement at the time of this inspection only. There is assumed risk for basement moisture when purchasing a home with a basement or crawl space. The best defense against a dry basement is a perimeter drain tile system, overhead sewers or a flood control system. Moisture can be present in a finished basement and go undetected due to limitations with moisture detection equipment.

*Basement Floor Drain  
Observations:*

ATTENTION - Water appears to be backing up into floor drain in the area of the boiler and in the laundry area. This may be acceptable with this type of drain configuration. This should be confirmed by a qualified plumbing contractor.



**ATTENTION** - A dry basement cannot be guaranteed because a basement is a hole in the ground that is vulnerable to infiltration when exposed to prolonged rain, ground saturation, changes in seasonal Hydrostatic ground water pressure and fluctuation in the water table. If you want a guaranty of a dry basement, then you should hire a basement waterproofing contractor to install a drain tile system along the perimeter of the basement walls and connected to a sump pump with battery back-up. Ideally, the site should have hard surfaces and soils that slope away from the residence, functional gutters & downspouts and a difference in elevation between the exterior grade and the interior floors.

**ATTENTION** - If your home is not equipped with overhead sewers or a flood control system, you are at risk for sewer back-up into your basement.

**ATTENTION** - If your home is not equipped with a perimeter drain tile system, you are at risk for seepage into your basement.

**ATTENTION** - All sump pumps should be equipped with a battery back-up system or a back-up generator.

**ATTENTION** - Cornerstone cannot predict future seepage or sewer back-up and assumes no liability for such. If there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry over time. The comments listed in this report reflect the condition of the basement at the time of this inspection only. There is assumed risk for basement moisture when purchasing a home with a basement or crawl space. Most seepage problems that occur are the result of problems with exterior grading and drainage.

**ATTENTION** - YOU should ask the owner NOW to disclose any past history of basement dampness or seepage. He or she is legally obligated to be honest and has the benefit of having experienced seasonal ownership of the home. There is assumed risk for basement moisture when purchasing a home with a basement or crawl space.

**ATTENTION** - Final Walk Through - Recommend checking the entire basement for signs of moisture penetration and/or damage that is new or that may have been concealed during the inspection.

## KITCHEN

### KITCHEN:

<i>Cooking Appliances:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Burner(s) inoperative, would not ignite. Middle rear burner.
<i>Exhaust Fan:</i>	<b>APPEARS SERVICEABLE</b> - The exhaust fan has been tested to confirm operation. Recommend cleaning filter regularly for fire safety. Client is responsible for confirming the operation of this appliance at the final walk through.
<i>Garbage Disposal:</i>	<b>APPEARS SERVICEABLE</b> - The garbage disposal has been operated and appears to be functioning normally. Client is responsible for confirming the operation of this appliance at the final walk through.
<i>Dishwasher:</i>	<b>APPEARS SERVICEABLE</b> - The unit has been cycled to confirm operation and rule out any obvious plumbing leaks. The adequacy of the dishwasher is outside the scope of this inspection. Client is responsible for confirming the operation of this appliance at the final walk through. 2 units.
<i>Refrigerator/Freezer:</i>	<b>APPEARS SERVICEABLE</b> - The unit appears to be functioning normally. Client is responsible for confirming the operation of this appliance at the final walk through. 1) The fridge and freezer are both full of food. 2) The ice maker was operated. Change water filter at intervals recommended by the manufacturer.
<i>Kitchen Sink Basin:</i>	<b>APPEARS SERVICEABLE</b> - The kitchen sink basin appears in acceptable condition.
<i>Kitchen Faucet and Water Supply:</i>	<b>APPEARS SERVICEABLE</b> - Functional water flow was observed at the kitchen sink.
<i>Kitchen Sink Drain:</i>	<b>APPEARS SERVICEABLE</b> - Functional drainage was observed at the kitchen sink.
<i>Kitchen Countertop:</i>	<b>APPEARS SERVICEABLE</b> - Kitchen countertops appear in acceptable condition.
<i>Kitchen Cabinets:</i>	<b>APPEARS SERVICEABLE</b> - Cabinets appear in acceptable condition.
<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

**ATTENTION-** All appliances should be checked at the final walk through to confirm that they are still operational. This is the sole responsibility of the client. Cornerstone does not warranty or guarantee any appliance. Cornerstone assumes no liability for any appliance after the date of this inspection.

**ATTENTION-** Cornerstone will test kitchen appliances using normal controls for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles in the time allowed.

for this inspection.

**ATTENTION-** Most granite/stone countertops are porous and need to be sealed at regular intervals as recommended by the manufacturer.

**ATTENTION -** GFCI electrical outlets are recommended in the kitchen. Recommend updating the currently installed outlets as/if needed by a licensed electrician as required.

## BATHROOM(S)

### BATHROOMS IMPORTANT INFORMATION & RECOMMENDATIONS

1. We do NOT test fixture overflows as they can sometimes be defective and can cause interior water damage.
2. A bathroom is required to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Be advised that improper bathroom ventilation is often a cause of moisture deficiencies in the home.
3. Updating of the bathroom outlets is advised if GFCI protection is not present.

#### BASEMENT BATHROOM:

Vanity Cabinet/Counter/Mirror :	APPEARS SERVICEABLE - Vanity cabinet(s)/countertop/sink appears in acceptable condition.
Water Pressure:	APPEARS SERVICEABLE - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.
Plumbing Drains:	APPEARS SERVICEABLE - All drains in this bathroom appear to be functional with no visible leakage noted.
Plumbing Fixtures:	APPEARS SERVICEABLE - All plumbing fixtures in this bathroom appear to be functioning normally.
Toilet:	APPEARS SERVICEABLE - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.
Ventilation Fan/Register:	APPEARS SERVICEABLE - There is an exhaust fan or register installed in this bathroom, and it is functional.
Walls:	APPEARS SERVICEABLE - Visible portions of the walls appear in acceptable condition.
Ceiling:	APPEARS SERVICEABLE - The visible portions of the ceiling appear in acceptable condition.
Flooring:	APPEARS SERVICEABLE - The visible portion of the flooring is in acceptable condition.
Interior Doors:	APPEARS SERVICEABLE - The interior door(s) appear in acceptable condition and are functional.
Windows:	None - There is no window in this room.
Electrical Outlets:	APPEARS SERVICEABLE - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested. Bathroom outlets are GFCI protected.
Electrical Fixtures:	APPEARS SERVICEABLE - Electrical switches and fixtures were tested and found to be working normally.
Heat Source Type:	ATTENTION - There is no visible heat source in this room. Installation of a heat source may be desired for comfort.

#### 1ST FLOOR POWDER ROOM:

Vanity Cabinet/Counter/Mirror	APPEARS SERVICEABLE - Vanity cabinet(s)/countertop/sink appears in acceptable condition.
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Water Pressure:	<b>APPEARS SERVICEABLE</b> - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.
Plumbing Drains:	<b>APPEARS SERVICEABLE</b> - All drains in this bathroom appear to be functional with no visible leakage noted.
Plumbing Fixtures:	<b>APPEARS SERVICEABLE</b> - All plumbing fixtures in this bathroom appear to be functioning normally.
Toilet:	<b>APPEARS SERVICEABLE</b> - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.
Ventilation Fan/Register:	<b>ATTENTION</b> - Window only, consider having a licensed electrician install an electric ventilation fan.
Walls:	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
Ceiling:	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
Flooring:	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
Interior Doors:	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
Windows:	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
Electrical Fixtures:	<b>APPEARS SERVICEABLE</b> - Electrical switches and fixtures were tested and found to be working normally.
Heat Source Type:	Radiator(s).

### 3RD FLOOR BATHROOM:

Vanity Cabinet/Counter/Mirror	<b>APPEARS SERVICEABLE</b> - Vanity cabinet(s)/countertop/sink appears in acceptable condition.
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Bath Tub & Surround:	<b>APPEARS SERVICEABLE</b> - The condition of the bath tub and surround walls appear to be in acceptable condition.
Water Pressure:	<b>APPEARS SERVICEABLE</b> - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.
Plumbing Drains:	<b>RECOMMEND REPAIRS AS NEEDED</b> - Stopper mechanism is not working properly. Stopper hardware is not operational.. <b>Location of concern:</b> Vanity sink. <b>RECOMMEND REPAIRS AS NEEDED</b> - Leakage is visible. <b>Location of concern:</b> Vanity sink drain.
Plumbing Fixtures:	<b>APPEARS SERVICEABLE</b> - All plumbing fixtures in this bathroom appear to be functioning normally. <b>ATTENTION</b> - Older plumbing fixtures are visible. Older plumbing fixtures can fail at any time.
Toilet:	<b>APPEARS SERVICEABLE</b> - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.
Ventilation Fan/Register:	<b>ATTENTION</b> - Window only, consider having a licensed electrician install an electric ventilation fan.
Walls:	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
Ceiling:	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear

Flooring:	in acceptable condition. <b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
Interior Doors:	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
Windows:	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
Electrical Outlets:	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested. Bathroom outlets are GFCI protected.
Electrical Fixtures:	<b>APPEARS SERVICEABLE</b> - Electrical switches and fixtures were tested and found to be working normally.
Heat Source Type:	Radiator(s).

## 2ND FLOOR NE BATHROOM:

Vanity Cabinet/Counter/Mirror :	<b>RECOMMEND REPAIRS AS NEEDED</b> - <b>Vanity sink basin observations:</b> Vanity sink is loose, not properly secured.
Bath Tub & Surround:	<b>RECOMMEND REPAIRS AS NEEDED</b> - Recommend caulking bath tub surround in the following areas of water contact as needed: Plumbing Trim.
Water Pressure:	<b>APPEARS SERVICEABLE</b> - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.
Plumbing Drains:	<b>APPEARS SERVICEABLE</b> - All drains in this bathroom appear to be functional with no visible leakage noted.
Plumbing Fixtures:	<b>APPEARS SERVICEABLE</b> - All plumbing fixtures in this bathroom appear to be functioning normally. <b>ATTENTION</b> - Older plumbing fixtures are visible. Older plumbing fixtures can fail at any time.
Toilet:	<b>APPEARS SERVICEABLE</b> - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.
Ventilation Fan/Register:	<b>ATTENTION</b> - Window only, consider having a licensed electrician install an electric ventilation fan.
Walls:	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
Ceiling:	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
Flooring:	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
Interior Doors:	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
Windows:	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
Electrical Outlets:	<b>ATTENTION</b> - No outlet is installed.
Electrical Fixtures:	<b>APPEARS SERVICEABLE</b> - Electrical switches and fixtures were tested and found to be working normally.
Heat Source Type:	Radiator(s).

## 2ND FLOOR WEST HALLWAY BATHROOM:

Vanity Cabinet/Counter/Mirror	<b>ATTENTION</b> - <b>Vanity sink basin observations:</b> Vanity sink is loose, not properly secured.
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**Bath Tub & Surround:** **APPEARS SERVICEABLE** - The condition of the bath tub and surround walls appear to be in acceptable condition.  
**Water Pressure:** **APPEARS SERVICEABLE** - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.  
**Plumbing Drains:** **APPEARS SERVICEABLE** - All drains in this bathroom appear to be functional with no visible leakage noted.  
**Plumbing Fixtures:** **ATTENTION** - Older plumbing fixtures are visible. Older plumbing fixtures can fail at any time.  
**Toilet:** **RECOMMEND REPAIRS AS NEEDED** - The toilet bowl is loose at the floor. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area.  
**Ventilation Fan/Register:** **ATTENTION** - Window only, consider having a licensed electrician install an electric ventilation fan.  
**Walls:** **APPEARS SERVICEABLE** - Visible portions of the walls appear in acceptable condition.  
**Ceiling:** **APPEARS SERVICEABLE** - The visible portions of the ceiling appear in acceptable condition.  
**Flooring:** **APPEARS SERVICEABLE** - The visible portion of the flooring is in acceptable condition.  
**Interior Doors:** **APPEARS SERVICEABLE** - The interior door(s) appear in acceptable condition and are functional.  
**Windows:** **ATTENTION** - Older window(s) present, expect repairs. Older window components can fail at any time.  
**Electrical Outlets:** **APPEARS SERVICEABLE** - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested. Bathroom outlets are GFCI protected.  
**Electrical Fixtures:** **APPEARS SERVICEABLE** - Electrical switches and fixtures were tested and found to be working normally.  
**Heat Source Type:** Radiator(s).

## 2ND FLOOR SE BEDROOM BATHROOM:

**Vanity Cabinet/Counter/Mirror** **APPEARS SERVICEABLE** - Vanity cabinet(s)/countertop/sink appears in acceptable condition.  
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**Bath Tub & Surround:** **APPEARS SERVICEABLE** - The condition of the bath tub and surround walls appear to be in acceptable condition. **ATTENTION** - Worn tub surface is noted.  
**Shower Pan & Surround:** **ATTENTION** - Recommend caulking shower surround in the following areas of water contact as needed: Shower Surround. Plumbing Trim.  
**Water Pressure:** **APPEARS SERVICEABLE** - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.  
**Plumbing Drains:** **APPEARS SERVICEABLE** - All drains in this bathroom appear to be functional with no visible leakage noted.  
**Plumbing Fixtures:** **RECOMMEND REPAIRS AS NEEDED** - Shower head and sprayer assembly is in disrepair. Not working properly.  
**Toilet:** **APPEARS SERVICEABLE** - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.  
**Ventilation** **ATTENTION** - Window only, consider having a licensed electrician

*Fan/Register:* install an electric ventilation fan.  
*Walls:* **APPEARS SERVICEABLE** - Visible portions of the walls appear in acceptable condition.  
*Ceiling:* **APPEARS SERVICEABLE** - The visible portions of the ceiling appear in acceptable condition.  
*Flooring:* **APPEARS SERVICEABLE** - The visible portion of the flooring is in acceptable condition.  
*Interior Doors:* **APPEARS SERVICEABLE** - The interior door(s) appear in acceptable condition and are functional.  
*Windows:* **ATTENTION** - Older window(s) present, expect repairs. Older window components can fail at any time.  
*Electrical Outlets:* **APPEARS SERVICEABLE** - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested. Bathroom outlets are GFCI protected.  
*Electrical Fixtures:* **APPEARS SERVICEABLE** - Electrical switches and fixtures were tested and found to be working normally.  
*Heat Source Type:* Radiator(s).

#### MASTER BATHROOM:

*Vanity Cabinet/Counter/Mirror :* **APPEARS SERVICEABLE** - Vanity cabinet(s)/countertop/sink appears in acceptable condition.  
*Bath Tub & Surround:* **APPEARS SERVICEABLE** - The condition of the bath tub and surround walls appear to be in acceptable condition.  
*Shower Pan & Surround:* **APPEARS SERVICEABLE** - The condition of the shower pan and surround walls appear to be in acceptable condition. The shower pan is not flood tested.  
*Water Pressure:* **APPEARS SERVICEABLE** - Acceptable water pressure was observed at all plumbing fixtures in this bathroom. This is in the opinion of the inspector and your opinion may differ.  
*Plumbing Drains:* **APPEARS SERVICEABLE** - All drains in this bathroom appear to be functional with no visible leakage noted.  
*Plumbing Fixtures:* **RECOMMEND REPAIRS AS NEEDED** - Diverter for tub is in disrepair and leaking. Water comes from both sprayer and tub filler.



*Steam Shower:* **APPEARS SERVICEABLE** - The steam shower was operated and appeared to be working normally. Recommend consulting owners manual regarding operation and maintenance of this system.  
*Toilet:* **APPEARS SERVICEABLE** - The toilet was operated and appeared to be functioning normally. The toilet appeared to flush normally and no leakage was noted.  
*Ventilation Fan/Register:* **APPEARS SERVICEABLE** - There is an exhaust fan or register installed in this bathroom, and it is functional.  
*Walls:* **APPEARS SERVICEABLE** - Visible portions of the walls appear in acceptable condition.  
*Ceiling:* **APPEARS SERVICEABLE** - The visible portions of the ceiling appear

<i>Flooring:</i>	in acceptable condition. <b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested. Bathroom outlets are GFCI protected.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches and fixtures were tested and found to be working normally.
<i>Heat Source Type:</i>	Radiator(s).

**ATTENTION** - We do NOT test plumbing fixture overflows as they can sometimes be defective and can cause interior water damage.

**ATTENTION** - A bathroom is recommended to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Improper bathroom ventilation is often a cause of moisture issues in the home.

**ATTENTION** - Updating of the bathroom outlets is advised if GFCI protection is not present.

**ATTENTION** - Shower pans are not flood tested as a part of this inspection to avoid possible water damage to the home if defective.

**ATTENTION** - Maintain caulking in shower and bath tub surrounds to prevent leakage behind the respective walls and to areas below the bathroom.

## BEDROOM(S)

### 3RD FLOOR EAST BEDROOM:

<i>Closet(s):</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the closet(s) appear in acceptable condition.
<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

### 3RD FLOOR WEST BEDROOM:

<i>Closet(s):</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the closet(s) appear in acceptable condition.
<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

### 2ND FLOOR NW BEDROOM:

<i>Closet(s):</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the closet(s) appear in acceptable condition. <b>ATTENTION</b> - Due to stored items in the closet(s), it is not possible to determine the condition of the walls and ceilings that are not visible.
<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear



<i>Flooring:</i>	in acceptable condition. <b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

## 2ND FLOOR NW-E BEDROOM:

<i>Closet(s):</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the closet(s) appear in acceptable condition. <b>ATTENTION</b> - Due to stored items in the closet(s), it is not possible to determine the condition of the walls and ceilings that are not visible.
<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

**ATTENTION** - Inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Be advised that hidden defects could exist that were not readily accessible at time of inspection. For that reason, you should schedule a "pre-closing walk through inspection" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. A final walk-through checklist has been provided with this report. It is strongly recommended that this checklist be completed in detail.



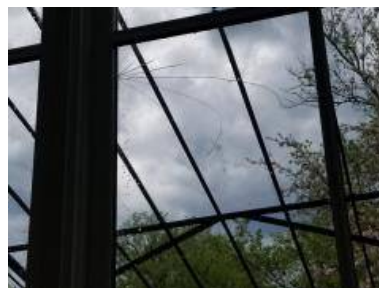
## LIVING SPACES

### LIVING ROOM:

<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition. <b>ATTENTION</b> - Area rug(s) covers a portion of the wood flooring in this room. Inconsistencies with the floor finish can become apparent when the area rug is removed due to normal fading of the flooring due to sunlight exposure. This should be checked during the final walk-through.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

### SUN ROOM:

<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Exterior Entry Door(s):</i>	<b>APPEARS SERVICEABLE</b> - The exterior entry door(s) appear in acceptable condition at this time.
<i>Windows:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - There is at least one broken window pane.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Electric Baseboard.



## OFFICE/DEN:

<i>Walls:</i>	<b>APPEARS SERVICEABLE</b> - Visible portions of the walls appear in acceptable condition.
<i>Ceiling:</i>	<b>APPEARS SERVICEABLE</b> - The visible portions of the ceiling appear in acceptable condition.
<i>Flooring:</i>	<b>APPEARS SERVICEABLE</b> - The visible portion of the flooring is in acceptable condition. <b>ATTENTION</b> - Area rug(s) covers a portion of the wood flooring in this room. Inconsistencies with the floor finish can become apparent when the area rug is removed due to normal fading of the flooring due to sunlight exposure. This should be checked during the final walk-through.
<i>Interior Doors:</i>	<b>APPEARS SERVICEABLE</b> - The interior door(s) appear in acceptable condition and are functional.
<i>Exterior Entry Door(s):</i>	<b>ATTENTION</b> - Daylight visible when entry door is closed. Noticeable draft coming through the entry door.
<i>Windows:</i>	<b>ATTENTION</b> - Older window(s) present, expect repairs. Older window components can fail at any time.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.
<i>Electrical Fixtures:</i>	<b>APPEARS SERVICEABLE</b> - Electrical switches, fixtures and outlets were tested and found to be working normally. Every switch, fixture and outlet may not have been tested.
<i>Heat Source Type:</i>	Radiator(s).

**ATTENTION** - Inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Be advised that hidden defects could exist that were not readily accessible at time of inspection. For that reason, you should schedule a "pre-closing walk through inspection" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. A final walk-through checklist has been provided with this report. It is strongly recommended that this checklist be completed in detail.

## STAIRWAYS - INTERIOR

### INTERIOR STAIRWAYS

*Stairways/Railings:*

**RECOMMEND REPAIRS AS NEEDED** - Loose handrail noted.

**Location of concern:** 1st to 2nd Floor Stairway. Main entry foyer.



**RECOMMEND REPAIRS AS NEEDED** - Partial railing system is installed. Recommend installation of additional handrail as needed.

**Location of concern:** Basement stairway.



**RECOMMEND REPAIRS AS NEEDED** - Loose handrail noted.

**Location of concern:** Basement stairway.

## LAUNDRY

### LAUNDRY AREA:

<i>Location:</i>	Basement.
<i>Clothes Dryer:</i>	<b>APPEARS SERVICEABLE</b> - Functional. Clothes dryer was cycled and appeared to be working normally. Presence of heat was confirmed. Client is responsible for confirming the operation of this appliance at the final walk through. 2 units.
<i>Clothes Washer:</i>	<b>APPEARS SERVICEABLE</b> - Functional. Clothes washer was run through a rinse cycle and appeared to be working normally. Client is responsible for confirming the operation of this appliance at the final walk through. <b>ATTENTION</b> - Front load washers tend to accumulate mold inside the drum and will have a foul odor over time. Recommend following the manufacturers recommendations regarding the cleaning of the unit. 2 units.
<i>Dryer Venting:</i>	<b>APPEARS SERVICEABLE</b> - The dryer vent is connected and the visual portion of the venting appears to be in acceptable condition.
<i>Plumbing Applications:</i>	<b>APPEARS SERVICEABLE</b> - Visible plumbing applications appear in acceptable condition in the laundry area.
<i>Electrical Outlets:</i>	<b>APPEARS SERVICEABLE</b> - Electrical outlets were tested and found to be working normally. Every outlet may not have been tested.

**ATTENTION** - We may test laundry appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Appliances should be checked at the final walk through to confirm that they are still operational. This is the sole responsibility of the client. Cornerstone does not warranty or guarantee any appliance. Appliances are operated as a courtesy and Cornerstone assumes no liability for any appliance after the date of this inspection. Appliances cannot be run through "full cycles" and timers cannot be evaluated during a limited visual home inspection.

**ATTENTION** - The dryer vent line should be cleaned NOW of lint build-up on a regular basis as determined by the manufacturer. Consult the owner's manual for the unit to obtain this information. Recommend cleaning the dryer vent line ASAP and annually thereafter to avoid a fire.

**ATTENTION** - Any closet housing a gas dryer will likely need to be vented to fresh air. Consult with your local gas company regarding the requirements for venting a closet housing a gas appliance.

**ATTENTION** - Front load washers tend to accumulate mold inside the drum and will have a foul odor over time. Recommend following the manufacturers recommendations regarding the cleaning of the unit.



**ATTENTION** - Some of the electrical applications related to the laundry are not visible/concealed from view. Some of the plumbing applications related to the laundry are not visible/concealed from view. Some of the dryer venting related to the laundry is not visible/concealed from view. Cornerstone makes no representation as to the condition of these items that are partially or fully concealed from view.

## FIREPLACE(S)

### LIVING ROOM FIREPLACE

<i>Fireplace Type:</i>	Gas Log Fireplace.
<i>Fireplace</i>	Masonry.
<i>Material/Construction:</i>	
<i>Fireplace Condition:</i>	<b>ATTENTION</b> - Efflorescence on fire block indicates the periodic passage of moisture through the block over time.
<i>Fireplace Operation:</i>	<b>APPEARS SERVICEABLE</b> - Gas log fireplace was operated and appeared to be working normally.
<i>Fireplace Carbon Monoxide Test:</i>	<b>APPEARS SERVICEABLE</b> - The unit was tested for elevated levels of carbon monoxide with a hand-held carbon monoxide detector. No carbon monoxide was detected.
<i>Fireplace Damper:</i>	<b>APPEARS SERVICEABLE</b> - A damper is present and it was operated and appears to be working normally.
<i>Fireplace Surround/Enclosure/Insert/Mantle:</i>	<b>APPEARS SERVICEABLE</b> - The fireplace surround, enclosure, insert, mantle and related components appear in acceptable condition at this time.
<i>Fireplace Hearth:</i>	<b>APPEARS SERVICEABLE</b> - There is a hearth installed that appears in acceptable condition. The size of the hearth is not evaluated. Local building code should be referenced regarding the required size of any fireplace hearth. Minor repairs may be needed.

### BASEMENT FIREPLACE

<i>Fireplace Type:</i>	Gas Log Fireplace.
<i>Fireplace</i>	Masonry.
<i>Material/Construction:</i>	
<i>Fireplace Condition:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Large void visible in firebox. 
<i>Fireplace Operation:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Not functional. Gas appears to be off at a remote location. Unable to test unit.
<i>Fireplace Damper:</i>	<b>RECOMMEND REPAIRS AS NEEDED</b> - Gaps visible when damper is closed. 
<i>Fireplace Surround/Enclosure/Insert/Mantle:</i>	<b>APPEARS SERVICEABLE</b> - The fireplace surround, enclosure, insert, mantle and related components appear in acceptable condition at this time.

*Fireplace Hearth:*

**APPEARS SERVICEABLE** - There is a hearth installed that appears in acceptable condition. The size of the hearth is not evaluated. Local building code should be referenced regarding the required size of any fireplace hearth. Minor repairs may be needed.

**ATTENTION - FIREPLACE CHIMNEY/FLUE.** The chimney flue(s) are not fully visible, therefore, an adequate representation of the condition of the flue cannot not be made without the use of specialized equipment that is beyond the scope of this inspection. Have the Chimney Inspected - The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)). This inspection should take place prior to the close of escrow to protect you, the purchaser, from any expense that may be incurred for repairs or enhancements to the chimney or flue that may be deemed needed by a licensed chimney/fireplace contractor.

## ATTIC

### ATTIC:

<i>% Of Attic Visible:</i>	<b>Percentage of attic visible for inspection: <span style="color: green;">ATTENTION</span> - 25% - 50%.</b> The attic could only partially be inspected.
<i>Roof Structure/Framing:</i>	<span style="color: green;">APPEARS SERVICEABLE</span> - The visible portion of the general framing of the roof structure appears to be in acceptable condition.
<i>Roof Sheathing:</i>	<span style="color: green;">APPEARS SERVICEABLE</span> - The visible portions of the roof sheathing appears to be in acceptable condition.
<i>Attic Moisture Inspection:</i>	<span style="color: green;">APPEARS SERVICEABLE</span> - The attic appears to be dry at this time. There are no visible signs of active leakage noted. Old moisture stains may be present.
<i>Attic Ventilation:</i>	<span style="color: green;">ATTENTION</span> - The attic ventilation is not visible and could not be inspected.
<i>Attic Insulation:</i>	<span style="color: green;">APPEARS SERVICEABLE</span> - There is visible insulation present in the attic. Determining the efficiency or R-Value of the installed insulation is outside the scope of this inspection. Additional insulation may be desired. This is not a code inspection.
<i>Attic Electrical Wiring:</i>	<span style="color: green;">APPEARS SERVICEABLE</span> - Visible electrical applications appear in acceptable condition at this time.

**ATTENTION** - The adequacy of the insulation in the attic is outside the scope of this inspection. Older homes will likely not have the amount of insulation that a newer home will have. The home should be observed over time and additional insulation added if desired. If the R value of the insulation in the attic is a concern, Cornerstone recommends evaluation by a licensed insulation contractor. This is not an energy audit.



## GENERAL RECOMMENDATIONS

### GENERAL RECOMMENDATIONS

*Light Bulbs:*

**ATTENTION** - One or more light fixtures were not functional. Burnt out light bulbs are a common cause. Request that the seller replace all light burnt out light bulbs prior to the final walk-through. This will rule out or confirm broken light fixture(s). Lights fixtures should be confirmed functional by the client at the final walk-through. Cornerstone does not change light bulbs to verify fixtures during an inspection.

## EXCLUDED SYSTEMS & COMPONENTS

### EXCLUDED SYSTEM(S) & COMPONENTS:

*Flood Control System:* **ATTENTION** - There appears to be a FLOOD CONTROL SYSTEM installed. The flood control system and related components are outside the scope of this inspection and should be evaluated by a licensed plumbing/sewer contractor to ensure that the system is functional and to establish a maintenance schedule. This is the sole responsibility of the client to have this system further evaluated. Cornerstone assumes no liability for and makes no representation as to the condition and/or functionality of any flood control system.

*Backyard Pond:* **ATTENTION** - The BACKYARD POND & RELATED COMPONENTS are not inspected or tested as a part of this inspection. The only information noted is the presence of the pond. It is recommended that it be checked by a professional spa/tub contractor for proper operation and maintenance.

**ATTENTION** - The above systems and/or components were present at the time of this inspection and are considered outside the scope of this inspection. Cornerstone does not inspect and assumes no liability for these items and offers no opinion as to the condition or fitness for use of these items. It is the responsibility of the client to have each system and component evaluated by a qualified contractor prior to the close of escrow.

## FINAL COMMENTS

### REPORT CONCLUSION & FINAL WALK-THROUGH RECOMMENDATIONS

**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.

**ATTENTION - NOT A HOME WARRANTY** - This inspection and inspection report should not be construed as a warranty or guarantee of any kind. Cornerstone does not guarantee or warranty that any items, systems or components will continue to function after the date of the inspection. Systems and components can fail at any time. Therefore, if a warranty is desired then a Home Warranty should be purchased from a reputable company. We recommend asking your Realtor or Attorney for recommendations of a reputable warranty company.

**ATTENTION - 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. Client assumes responsibility for all defects related to the items listed below or items listed on the final walk through checklist after closing. The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you. The final walk through is for the sole benefit of the client and an opportunity to make sure that the property is in the same condition as represented in the inspection report. Not completing a thorough final walk-through puts the client at risk if inheriting a defective system, component or condition of which they assume full liability.

1. Operate the heating and cooling systems. 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 60 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. Not Limited To: (Fridge/Freezer, Oven/Range, Dishwasher, Garbage Disposal, Ventilation Hood, Microwave, Clothes Washer, Clothes Dryer)
3. Run water at all fixtures and flush toilets. Look for plumbing leaks. Check water pressure.
4. Operate all exterior doors, windows, and locks.
5. Confirm the presence of and 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 pest infestation treatment and warranties that may be transferable.

10. Read the seller's disclosure.

11. Check all areas of the home in detail for any signs of abnormal moisture conditions related but not limited to seepage, sewer back-up and plumbing leaks that may be new or may have been concealed at the original inspection.

12. **Complete in its entirety, the final walk-through checklist that was provided by Cornerstone and is included with this report.** Please contact our office if you did not receive this checklist and we will get one to you. Consider having a licensed home inspector assist you in completing your final walk-through. This will minimize the potential of inheriting any unforeseen expenses after the close of escrow.

13. Check all flooring for cosmetic issues or damage that may have been concealed by personal belongings and/or furnishings at the time of this inspection.

*Inspector Signature* Ronald Niego.

