

# Home Inspection Report

**SAMPLE**

Inspected by:  
Dan Holzer  
Castle Home Inspections, Inc.

# Castle Home Inspections, Inc.

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## General Information

Castle Home Inspection Inc.

Style of building **2 Story**  
Approx. Age **42 yrs**  
Radon Fee: **N/A**

### STANDARD TERMS AND CONDITIONS OF AGREEMENT

Payment of this invoice indicates acceptance of the conditions as stated in this agreement

**PARTIES.** The Parties to this Building Inspection Authorization and Agreement are: Castle Home Inspection Inc, located at 100 Timber Creek Dr. W. Yorkville, IL 60560 (hereinafter "Inspector") and the above-named Client.

**AGREEMENT.** This Agreement is incorporated with the Inspection Report to be prepared by Inspector. Said report is to be prepared for the sole and exclusive use of Client. Anyone executing this Agreement on behalf of a buyer or seller of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client. Inspector shall have no obligations to any third party and Client agrees to hold Inspector harmless from any third party actions.

**SUBJECT.** Inspector agrees to conduct a limited, non-invasive, visual inspection of the Subject Property on or about the Inspection Date for the Inspection Fee and provide the Client with a written report identifying the defects the Inspector both observed and deemed material (the "Inspection Report"). Inspector may offer comments as a courtesy, but these comments will not comprise the bargained-for report. Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies (i.e. anything NOT specifically mentioned in the Inspection Report as in good working condition) either current or arising in the future. Client agrees any and all future claims arising shall be made against and within the terms of the Warranties delivered to Client, whether included in the Inspection Fee or offered for an additional fee.

**FEES.** Payment of the fee to Inspector is due upon completion of the Inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity and represents and warrants they are authorized to sign this Agreement on behalf of the entity. If Client provides credit/debit card information to hold for payment, Client agrees the information will be used to obtain payment no later than 30 days from the date of Inspection, if payment is not received on the Inspection Date.

**SCOPE OF INSPECTION.** The Inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice as set forth by the state of Illinois. The purpose of the Inspection is to identify and disclose to the Client major deficiencies and defects of the systems and components of the subject premises, which are visually observable at the time of the Inspection. The Inspector is not responsible for 'making ready' the property for inspection and therefore, if any utilities are 'off', the Inspector will not turn them 'on', nor will the Inspector move any item that could be blocking a defect. The Client accepts that any hidden defects are outside the scope of the Inspection and expressly waives all liability against the Inspector should any be found in the future. The Inspection Report shall provide the Client with a better understanding of the property conditions as observed at the time of the home inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The Inspection will consist of only a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The Inspection is not technically exhaustive. The Inspection Report contains information that may or may not be mentioned or discussed

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## General Information (Continued)

during any verbal discussion of the findings of the Inspector. The Inspector may offer verbal comments, but these comments will not comprise the bargained for report and the Inspector assumes no liability for the cost of repair or Castle Home Inspections, replacement for anything not listed in the report, regardless of whether a verbal comment was made. It is agreed that no claim shall be made against Inspector for any verbal representations, which are inconsistent with or not contained in the Inspection Report. PLEASE READ THE INSPECTION REPORT CAREFULLY. RIGHT OF ENTRY. Client warrants that Client or Client's agent have made all necessary arrangements with the selling party for Inspector to enter and inspect the Subject Property.

CLIENT PARTICIPATION. Client is encouraged to participate in the Inspection, but Client does so at his/her own risk. Inspector shall have no liability for personal injury, property damage, or any other damage resulting from Client's participation in the Inspection. Client is prohibited from following inspector to hazardous areas including but not limited to rooftops, sub areas, decks with insufficient railings, and clients are prohibited from being in close proximity to hazardous items during inspection like electrical panels.

LIMITATIONS OF INSPECTION. The Inspection is limited to readily accessible and visible major systems, components, and

equipment located in and attached to the premises. Any area which is not exposed to view, is concealed, or is inaccessible

because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Weather limitations may affect the extent to which the Inspector may inspect the property, especially in connection with the heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its systems, or components and all warranties provided and offered are expressly separate from the Inspection Report. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS. The following items are examples of items excluded from any inspection performed by the Inspector on the subject property:

1. Hidden or latent defects;
2. The presence of pests, termite, wood damaging organisms, rodents, or insects;
3. Detached buildings, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties;
4. Testing for the presence of asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality, water quality, or other potential environmental hazards;
5. Building code or zoning ordinance compliance or violation;
6. The adequacy of any design or installation process of any system, component, or other feature of the subject property;
7. Structural stability, engineering analysis, geological stability or soil conditions, unless otherwise agreed upon in writing by both parties;
8. A prediction of future conditions or life expectancy of systems or components;
9. The causes of the need for a repair, or the methods, materials, and costs of a repair;
10. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property;
11. Any item excluded or not inspected or reported upon in the report;
12. The internal conditions of air conditioning and heating systems or the adequacy of air flow, duct work and insulation;
13. Furnace heat exchangers, fireplaces, chimneys or flues;
14. Radio or remote-controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters;
15. The insurability of the property; or
16. The grading of soil or the potential for flooding or holding standing water In the case of any item or item(s) noted in the report that go beyond the Standards of Practice as set forth by the State of Illinois, such notations shall not serve

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to expand the Inspector's duties as part of the Inspection. Client agrees to act diligently with regards to any notation in the Inspection Report and have any and all items noted evaluated for further underlying damage, consequential damage, and related defects prior to closing on the property and holds Inspector harmless from any damages resultant from any item that could have been evaluated further by a qualified contractor or other service professional as applicable.

**NOTICE REQUIREMENTS; RE-INSPECTION.** Client agrees that any claim alleging Inspector's failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to the Inspector within ten (10) business days of discovery. Client further agrees that, with the exception of emergency conditions, neither Client, nor anyone acting on Client's behalf, will make alterations, modifications, or repairs to the subject of the claim prior to a re-inspection by the Inspector. Inspector agrees to re-inspect the alleged condition within 3 business days of receipt of written notice by Client, exclusive of weekends and holidays. If Client requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this Agreement. Client further agrees and understands that any failure to notify the Inspector as set forth above, shall constitute a waiver of any and all claims for said failure to accurately report the condition.

**LIMITATION OF LIABILITY.** The liability of Inspector (its principals, agents, employees, successors in interest, or affiliates (individually and collectively the 'related parties')) for errors and omissions in the Inspection and Report is limited to a refund to the Client of the fee paid for the Inspection and Report. Client assumes the risk of all losses greater than the fee paid for the Inspection and Report. Client, by signing below, accepts this amount as the total liquidated damages regarding any action brought against the Inspector or related parties and agrees that any warranties provided in connection with the Inspection are thereby cancelled. Client agrees and understands that the Inspection provided is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither Inspector, nor its related parties, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the Inspection. **NO WARRANTY, EXPRESS OR IMPLIED, IS MADE WITH THE ISSUANCE OF THIS INSPECTION REPORT. HOME WARRANTY POLICIES WHICH INCLUDE COVERAGE OF APPLIANCES, ELECTRICAL, PLUMBING, AND HEATING ARE AVAILABLE FROM YOUR REAL ESTATE AGENT, IF DESIRED, and such warranties and coverage's will come before any coverage offered in warranties provided by Inspector.** Your purchase of this preliminary Inspection Report may ultimately reduce some risk in home buying, but cannot eliminate risk - the Inspector will not find every defect. Other disclosures by qualified and competent individuals are a must to help further reduce your risk in purchasing property. A written detailed seller's disclosure statement is required by state law to be completed by the seller and seller's agent. Client should obtain copies of these disclosures and review prior to escrow closing. **BY SIGNING THIS AGREEMENT, THE CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.** Client agrees and understands that, for the purpose of this inspection, Inspector is acting as a licensed home inspector pursuant to the laws of the state of Illinois and not as a professional engineer, or plumbing, electrical, HVAC, or other contractor. Any recommendation made by Inspector to Client to engage the services of any of the above referenced specialized contractors or engineers for the purpose of inspecting, cleaning, servicing and/or evaluation of a specific system, component, and/or structure of the subject property, shall relieve the Inspector from any liability to Client for the Inspection and the report of those components, systems, or structures.

**ARBITRATION.** Any dispute arising out of the Inspection, Report, or the interpretation of this agreement, including all claims for negligence, breach of contract, personal injuries, property damages, loss of use or other damages, shall be resolved in accordance with the Rules of the American Arbitration Association. The parties shall select a mutually agreed upon arbitrator who is a home inspector licensed by the State of Illinois. If the parties are unable to agree upon an arbitrator, either party may request that a licensed home inspector be selected by the State to arbitrate the proceedings. Such selection shall be binding on the parties. The prevailing party shall be awarded all arbitration costs and the enforcement of the arbitration award may be entered into any court or administrative tribunal having jurisdiction thereof. No action may be brought against the Inspector more than one year from the Inspection Date - the time limit for this action may be less than the applicable state's. **NOTICE: CLIENT AND INSPECTOR WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES, BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.**

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## General Information (Continued)

ATTORNEYS' FEES. In the event that Client files suit in any civil court alleging claims arising out of this agreement or the services performed hereunder, Client agrees to pay to Inspector all costs, expenses and attorneys' fees incurred by Inspector, his agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds for the Home Inspector and the Client has been given written notice of the same prior to the proceedings.

SEVERABILITY. Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect. The undersigned have read this agreement and understand and accept the terms and conditions thereof, whether executed prior or subsequent to the Home Inspection.

HOLD HARMLESS. Client agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep the exonerated from all loss, damage, liability or expense occasioned or claimed by reason of acts or neglects of the Inspector or his employees or visitors or of independent contractors engaged or paid by Inspector for the purpose of inspecting the Subject Property.

Client Signature on File **Yes**

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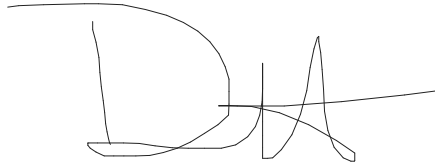
Weather Conditions **Clear**

Home Vacant **No**

Inspector Name **Dan Holzer**

Company Name **Castle Home Inspections, Inc.**

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A handwritten signature in black ink, appearing to be 'DH' with a stylized flourish extending to the right.

Inspector Signature

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## Definitions

S	Satisfactory	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
F	Fair	Item is not fully functional and requires repair or servicing.
P	Poor	Item needs immediate repair or replacement. It is unable to perform its intended function. Is a safety concern or health hazard.

S NPNI F P

## CONFIDENTIAL INSPECTION REPORT

This report contains numerous items that are inspected throughout the home and grounds. We suggest that you might want to use this report as a check list when you go on your final walk through. Also included are suggestions regarding normal and preventive maintenance along with a summary of major elements of the property.

Castle Home Inspection, Inc. totally subscribes to the Principles, Practices and the code of ethics by the State of Illinois. A copy available upon request.

**Read your inspection report completely. Call our office if you have any questions regarding this report. Please understand that there are limitations to this home inspection. Many components of the home are not visible during the inspection and 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.**



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## Dwelling Exterior, Lots and Grounds

S NPNI F P

1. ☐ ☐ ☐ ☒ ☐ Trees, Shrubs, Vegetation. Etc. Comments **Tree limbs over hang the roof and should be cut back.**
2. ☒ ☐ ☐ ☐ ☐ Retaining walls
3. ☐ ☒ ☐ ☐ ☐ Fences
4. ☐ ☒ ☐ ☐ ☐ Shed/out building
5. ☐ ☐ ☐ ☒ ☐ Steps, Stoops, Walks Comments **Walk is uneven and a potential trip hazard at front sideway. Recommend repair as needed.**



6. ☒ ☐ ☐ ☐ ☐ Grading
7. ☐ ☐ ☐ ☒ ☐ Foundation -Poured Concrete Comments **Cracks noted on foundation at SW wing wall. Crack repair noted at West side. Recommend repairs as needed.**





## Dwelling Exterior, Lots and Grounds (Continued)

### Foundation (continued)



8. ☐☐☐☒☐ Siding Brick and aluminum Comments Cracked, missing or loose mortar noted on bricks at West side. Dents noted on aluminum siding at NE corner near deck. Loose siding noted at upper East bedroom windows. Recommend repairs as needed.



9. ☐☐☐☐☒ Caulking Comments Missing caulking noted at siding to brick transitions and wall penetrations at South side. Failed caulking noted at window and door openings, recommend replacing to prevent water entry.



## Dwelling Exterior, Lots and Grounds (Continued)

Caulking (continued)



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## Dwelling Exterior, Lots and Grounds (Continued)

10. ☐☐☐☒☐ Window wells Comments Damaged cover noted at East side. Metal window frame is rusted. Recommend repair as needed and ladder needed at escape window.



11. ☒☐☐☐☐ Fascia and trim  
12. ☒☐☐☐☐ Eaves/overhangs  
13. ☐☐☐☒☐ Storm/Entry doors Comments Front entry door is not latching. Repair needed for proper function.  
14. ☐☐☐☒☐ Windows/Screens/Storms Comments Plastic glaze pieces around front bay window is damaged. Recommend repair as needed.



15. ☐☐☐☒☐ Gutters/Downspouts Comments Screens in gutters are dirty. Recommend cleaning as needed. Downspout extensions suggested all around house to help divert water away from foundation and alleviate potential water in basement. Dented downspout extension noted at South side. Recommend repair as needed.



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## Dwelling Exterior, Lots and Grounds (Continued)

### Gutters/Downspouts (continued)



16. ☐☐☐☒☐ Dirt touching wood Comments Dirt or mulch is covering bricks at West side. Dirt or mulch is covering siding at North side, Recommend removing dirt to prevent rot or bug damage.



17. ☒☐☐☐☐ Exterior spigots  
18. ☒☐☐☐☐ Electric/outlets/GFCI  
19. ☒☐☐☐☐ Lighting  
20. ☐☒☐☐☐ Patio

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## Dwelling Exterior, Lots and Grounds (Continued)

21. ☐☐☐☒☐ Porch/Gazebo Comments Front porch post has rot and is shimmed with 2x4. Recommend having checked and repaired as needed.



22. ☒☐☐☐☐ Deck Comments Deck built on or close to grade, unable to inspect all of the underside structure.



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## Dwelling Exterior, Lots and Grounds (Continued)

23. ☐ ☒ ☐ ☐ ☐ Catch basin



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## Roof and Garage

1. Roof Type **Gable**
2. Roofing Material **Fiberglass shingle**
3. Number of layers **1 Layer** Estimated age **5 yrs Per seller**
4. Method of inspection ☐ From eaves ☐ From ground ☒ Walked  
S NPNI F P
5. ☒ ☐ ☐ ☐ ☐ Roof condition





## Roof and Garage (Continued)

6. ☐☐☐☒☐ Deflection noted Comments **Buckled shingles/sheathing noted on lower garage roof. Recommend repair as needed.**



7. ☒☐☐☐☐ Flashings  
8. ☒☐☐☐☐ Ventilation (roof,eaves or gable vents)  
9. ☒☐☐☐☐ Chimney/Furnace vents

Attached 2 car  
~~Detached~~ Garage

10. ☐☐☐☒☐ Driveway **Concrete** Comments **Cracks and settlement noted on drive.**  
11. ☐☐☐☒☐ Structure condition Comments **Crack(s) noted on foundation at South wall. Recommend repair as needed.**



12. ☒☐☐☐☐ Garage Doors  
13. ☒☐☐☐☐ Garage door opener

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## Roof and Garage (Continued)

14. ☐☐☐☒ Service doors to exterior Comments Rot noted on service door trim and jamb. Loose weather stripping noted. Recommend repair or replacement as needed. Due to much stuff stored in front of service door, not able to test operation or fully inspect. Make sure operational prior to closing.



15. ☒☐☐☐☐ Fire/Entry door to house

16. ☐☐☐☒ Finished Walls and Ceiling: Comments Stains noted on ceiling. No active visible leaks noted at this time. Recommend asking seller about history of stains and if repairs performed. Proceed as needed.



17. ☒☐☐☐☐ Floor Comments Spalling concrete noted on floor.

18. ☐☐☐☒ Electrical Comments Outlets are not GFCI protected. Recommend installing GFCI outlets where needed.

19. ☐☒☐☐☐ Windows

20. ☐☒☐☐☐ Heating

21. ☒☐☐☐☐ Exterior: Roof/Siding/components etc.

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## Roof and Garage (Continued)

22. Additional Comments Due to much stored in garage, not all visible or accessible to inspect.





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## Attic

### Upper hallway Attic

1. Method of Inspection Entered attic  
S NPNI F P

2. ☒ ☐ ☐ ☐ ☐ Ventilation  
3. ☒ ☐ ☐ ☐ ☐ Plumbing Stacks  
4. ☐ ☒ ☐ ☐ ☐ Power Roof Fan  
5. ☐ ☒ ☐ ☐ ☐ Whole House Fan  
6. ☒ ☐ ☐ ☐ ☐ Roof Framing Trusses



7. ☐ ☐ ☐ ☒ ☐ Roof Sheathing Comments Suspect mold like substance noted on sheathing boards at upper attic. Recommend having checked and evaluated for removal prior to closing. Damaged sheathing board noted in SE side of upper attic. Recommend repair as needed.



## Attic (Continued)

### Roof Sheathing (continued)



8. ☐ ☐ ☐ ☒ ☐ Insulation 8-10 Blown Fiberglass Comments Missing insulation noted at master bath area. Recommend installing.



9. ☐ ☐ ☐ ☒ ☐ Bathroom/Kitchen Exhaust Vents Comments Exposed and or spliced wiring noted at bath fan. Recommend having checked and repaired.





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## Attic (Continued)

10. ☒ ☐ ☐ ☐ ☐ Electrical/Lighting:  
11. ☒ ☐ ☐ ☐ ☐ Chimney/Furnace Vent



12. Additional Comments Damaged wall sheathing noted at both attic areas on gable walls (exposed siding noted). Recommend repair as needed. Due to limited space or volume ceilings, not all visible or accessible to inspect.



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## Interior

### Interior

S NPNI F P

1. ☐☐☐☒ Interior Stairs/Handrails Comments FYI handrails are recommended to run into walls. FYI: All handrails should return back to walls at ends. Potential safety.
2. ☐☐☐☒ Doors Comments Door is rubbing or sticking on jamb at NE bedroom. Recommend repair for proper function.
3. ☐☐☐☒ Windows Comments Crank hardware is stripped or missing at living room left bay window. Recommend repair or replace as needed.
4. ☒☐☐☐ Walls
5. ☐☐☐☒ Ceilings Comments Crack(s) noted on ceiling at front entry way. Cracked or loose tape joints noted at kitchen. Recommend repairs as needed.





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## Interior (Continued)

6. ☐☐☐☒☐ Floors Comments Squeaks noted on stairs and master bedroom. Cracked or loose tiles noted at front entryway. Recommend repairs as needed. FYI: This inspection does not cover any damage concealed by carpeting, rugs or furniture.



7. ☒☐☐☐☐ Electrical Comments Due to furniture and stuff stored along walls, not all outlets accessible to check.
8. ☐☐☐☒☐ Sliding/French Patio Doors Comments Lock not latching at family room sliding glass door. Recommend repair as needed.
9. ☒☐☐☐☐ Smoke Detectors
10. ☒☐☐☐☐ CO Detectors
11. ☐☒☐☐☐ Skylights
12. ☐☒☐☐☐ Balconies
13. Heat/Cool Source Present in all habitable rooms Yes

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## Bathrooms

### 2nd floor hall bath Bathrooms

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1. ☐☐☐☒☐ Sink/Basin Comments Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed.



2. ☒☐☐☐☐ Counter top/Cabinet Comments Sink cabinet not fully visible due to stored items or covering on base.

3. ☐☐☐☒☐ Toilets Comments The toilet is loose or rocks at the floor. Needs securing to prevent leaking.

4. ☒☐☐☐☐ Shutoffs FYI: Shutoffs not operated (unless otherwise noted), visual inspection only.

5. ☐☐☐☒☐ Tub/Whirlpool Tub/Shower Comments Leak noted at shower head connection. Shower diverter is not sealing completely (still get water out of faucet when shower running). Recommend having checked and repaired as needed.



6. ☐☒☐☐☐ Stand Alone Shower  
7. ☒☐☐☐☐ Surround Plastic Surround  
8. ☒☐☐☐☐ Water Pressure  
9. ☒☐☐☐☐ Exhaust Fan  
10. ☒☐☐☐☐ Electrical  
11. ☒☐☐☐☐ Floor  
12. ☒☐☐☐☐ Walls/Ceiling  
13. ☒☐☐☐☐ Windows/Doors  
14. ☐☒☐☐☐ Skylights

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## Bathrooms (Continued)

### Master bath Bathrooms

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15. ☐☐☐☒☐ Sink/Basin Comments Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed. Picture is sample.

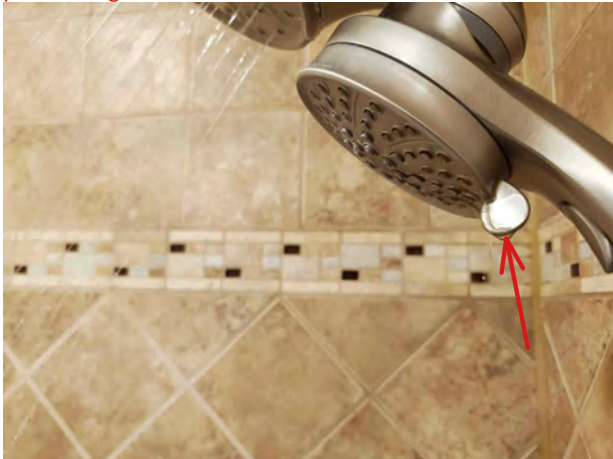


16. ☒☐☐☐☐ Counter top/Cabinet Comments Sink cabinet not fully visible due to stored items or covering on base.

17. ☒☐☐☐☐ Toilets

18. ☒☐☐☐☐ Shutoffs *FYI: Shutoffs not operated (unless otherwise noted), visual inspection only.*

19. ☐☐☐☒☐ Tub/Whirlpool Tub/Shower/Whirlpool Comments Leak noted at shower sprayer hose when shower head is active. Recommend repair or replace as needed. FYI cover panel to whirlpool access is broken. Whirlpool pump was operational at this time and no active visible leaks noted. FYI: not all jet plumbing is visible from access.



## Bathrooms (Continued)

Tub/Whirlpool (continued)



20. ☒ ☐ ☐ ☐ ☐ Stand Alone Shower

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## Bathrooms (Continued)

21. ☐☐☐☒☐ Surround Tile Comments Caulking has failed at shower surround. Recommend replacing with new caulk as needed.



22. ☒☐☐☐☐ Water Pressure  
23. ☒☐☐☐☐ Exhaust Fan  
24. ☐☐☐☐☒ Electrical Comments Light over shower is not GFCI protected. Light over toilet is not working, recommend replacing bulb. Recommend having whirlpool on separate breaker. Recommend electrician check and advise. Proceed as needed.  
25. ☒☐☐☐☐ Floor  
26. ☒☐☐☐☐ Walls/Ceiling  
27. ☒☐☐☐☐ Windows/Doors  
28. ☐☒☐☐☐ Skylights

1st floor 1/2 bath Bathrooms

S NPNI F P

29. ☐☐☐☒☐ Sink/Basin Comments Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed.



30. ☒☐☐☐☐ Counter top/Cabinet Comments Sink cabinet not fully visible due to stored items or covering on base.  
31. ☐☐☐☒☐ Toilets Comments The toilet is loose or rocks at the floor. Needs securing to prevent leaking.  
32. ☒☐☐☐☐ Shutoffs FYI: Shutoffs not operated (unless otherwise noted), visual inspection only.  
33. ☐☒☐☐☐ Tub/Whirlpool

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## Bathrooms (Continued)

34. ☐ ☒ ☐ ☐ ☐ Stand Alone Shower
35. ☐ ☒ ☐ ☐ ☐ Surround
36. ☒ ☐ ☐ ☐ ☐ Water Pressure
37. ☒ ☐ ☐ ☐ ☐ Exhaust Fan
38. ☒ ☐ ☐ ☐ ☐ Electrical
39. ☒ ☐ ☐ ☐ ☐ Floor
40. ☒ ☐ ☐ ☐ ☐ Walls/Ceiling
41. ☐ ☐ ☐ ☒ ☐ Windows/Doors Comments Door sticks or rubs on jamb. Recommend having repaired for proper function.
42. ☐ ☒ ☐ ☐ ☐ Skylights



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## Kitchen

IMPORTANT! 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., Castle Home Inspection assumes no liability for the condition of these items after the date of this inspection and strongly recommends checking the condition of these items during the final walk through 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. If inspector determines a gas leak maybe present or specifies location of gas leak, it is recommended to have all gas line connections tested for leaks. It is possible there maybe more leaks in other areas.

### 1st Floor Kitchen

S NPNI F P

1. ☒ ☐ ☐ ☐ ☐ Sink
2. ☒ ☐ ☐ ☐ ☐ Faucet
3. ☒ ☐ ☐ ☐ ☐ Shutoffs *FVI: Shutoffs not operated (unless otherwise noted), visual inspection only.*
4. ☒ ☐ ☐ ☐ ☐ Drains
5. ☒ ☐ ☐ ☐ ☐ Lighting
6. ☒ ☐ ☐ ☐ ☐ Electrical/Outlets
7. ☐ ☐ ☐ ☒ ☐ Windows/Doors Comments Broken seal noted on lower window pane over sink. (Crank missing)  
Recommend having checked and repaired.
8. ☒ ☐ ☐ ☐ ☐ Floor
9. ☒ ☐ ☐ ☐ ☐ Walls/Ceiling
10. ☒ ☐ ☐ ☐ ☐ Exhaust Vent Recirculates
11. ☒ ☐ ☐ ☐ ☐ Cabinets/Counter Tops
12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances Frigidaire Comments All burners were working and oven heated up at this time.  
Make sure still operational at final walk through. Proceed as needed.
13. ☒ ☐ ☐ ☐ ☐ Refrigerator LG Comments Refrigerator was operational at this time. Make sure still operational at  
final walk through. Proceed as needed. Water and ice dispenser were working and no signs of active  
leaks noted.
14. ☒ ☐ ☐ ☐ ☐ Dishwasher Frigidaire Comments Dishwasher ran through a cycle and drained completely with no  
active leaks. Make sure still operational at final walk through. Proceed as needed.
15. ☒ ☐ ☐ ☐ ☐ Disposal In-Sinkerator Comments Disposal was operational and no active visible leaks noted at this  
time. Make sure still operational at final walk through. Proceed as needed.
16. ☒ ☐ ☐ ☐ ☐ Microwave Frigidaire Comments Was able to heat a glass of water in microwave at this time. Make  
sure still operational at final walk through. Proceed as needed.
17. ☐ ☒ ☐ ☐ ☐ Trash Compactor
18. ☐ ☒ ☐ ☐ ☐ Wine/Beverage Fridge



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## Laundry

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. Even if general comments are made, Castle assumes no liability for the future performance of these items: Clothes Washer & Dryer. If inspector determines a gas leak maybe present or specifies location of gas leak, it is recommended to have all gas line connections tested for leaks. It is possible there maybe more leaks in other areas.

### Basement Laundry

S NPNI F P

1. ☒ ☐ ☐ ☐ ☐ Electrical/Outlets/Lighting
2. ☐ ☐ ☐ ☒ ☐ Laundry Sink/Basin Comments Sink sink is loose and not secured.
3. ☒ ☐ ☐ ☐ ☐ Washer Comments Washer was working at this time. (washer filled up and drained with no active visible leaks noted) Make sure still operational at final walk through. Proceed as needed.
4. ☒ ☐ ☐ ☐ ☐ Washer Shutoffs/Hoses
5. ☒ ☐ ☐ ☐ ☐ Washer Drain Comments Recommend installing lint screen on washer drain hose at sink. Also recommend attaching hose to side of sink and not tie it to faucet. Proceed as needed.



6. ☒ ☐ ☐ ☐ ☐ Dryer Comments Dryer was working at this time. (dryer heated up) Make sure still operational at final walk through. Proceed as needed.
7. ☒ ☐ ☐ ☐ ☐ Gas Line/220 Outlet Gas
8. ☒ ☐ ☐ ☐ ☐ Dryer Vent Comments Recommend shortening vent hose to prevent condensation and lint getting trapped in excess vent laying on ground.

## Laundry (Continued)

Dryer Vent (continued)



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## Fireplace

FIREPLACE CHIMNEY/FLUE DISCLAIMER: The interior portion of the chimney/flue could not be inspected. The flue is 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 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. Castle Home Inspection makes no representation as to the condition of the chimney, flue or related components.

### Family Room Fireplace

1. Type of fireplace **Wood burning with gas starter**  
S N P N I F P

2. ☒ ☐ ☐ ☐ ☐ Damper  
3. ☒ ☐ ☐ ☐ ☐ Firebox  
4. ☐ ☒ ☐ ☐ ☐ Clean out  
5. ☒ ☐ ☐ ☐ ☐ Overall Fireplace Condition Comments **Not all flue visible from inside firebox.**



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## Basement

1. Type- **Finished Basement**  
S NPNI F P

2. ☐☐☐☒☐ Foundation -**Poured Concrete** Comments Crack noted at East wall in crawl and SE corner. Crack repair(s) noted at West exterior wall. Recommend asking seller if any warranties exist for work performed. Proceed as needed. Unable to inspect all of crawlspace due to stuff along walls.





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## Basement (Continued)

3. ☐☐☐☒☐ Water Penetration Comments Efflorescence noted on foundation at East wall in crawl. Recommend having checked and evaluated.



4. ☒☐☐☐☐ Floor -Concrete  
5. ☒☐☐☐☐ Piers/Posts -Steel Posts Comments Finished basement, not all visible.  
6. ☒☐☐☐☐ Joists/Trusses/Sub Floor -2x10 Comments Finished ceiling, not all visible to inspect.  
7. ☒☐☐☐☐ Beams Comments Finished ceiling, not able to view beam(s) to inspect.  
8. ☐☐☐☒☐ Stairs/Handrails Comments FYI handrails are recommended to run into walls. FYI: All handrails should return back to walls at ends. Potential safety.  
9. ☒☐☐☐☐ Finished Walls/Ceilings  
10. ☐☐☐☒☐ Windows/Doors/Vents Comments Rust noted on metal window frames. Recommend sanding and painting to prevent future rust. South door to laundry rubs on jamb. Recommend repair as needed.  
11. ☐☐☐☒☐ Electrical Comments No three way switch installed for stairway light. Can lights do not have support brackets to carry the weight to the frame.



12. ☐☒☒☐☐☐ Exterior Stairwell

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## Furnace

Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment. Independent evaluation by a specialist is advised, particularly if unit is older and/or exhibits wear. If a gas leak is detected and noted by the inspector, it is recommended to have all gas connections inspected further. It's possible more leaks may exist.

### Basement Furnace

1. Type of System- **Gas forced air**
2. Manufacturer- **Carrier**
- 3.



4. Estimated Age- **4 yrs** Life Expectancy- **20 yrs**
5. BTU Input- **110,000** BTU Output- **89,000**  
S NPN I F P

6. ☒ ☐ ☐ ☐ ☐ Blower
7. ☒ ☐ ☐ ☐ ☐ Combustion Chamber Comments **Not much of chamber visible due to design. Rating is for the 10% that is visible and not the 90% that is not.**



8. ☐ ☐ ☐ ☒ ☐ Filters Comments **Filter is dirty, needs replacing prior to closing.**
9. ☒ ☐ ☐ ☐ ☐ Thermostat
10. ☒ ☐ ☐ ☐ ☐ Vent Pipe/Exhaust Fan

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## Furnace (Continued)

11. ☒ ☐ ☐ ☐ ☐ Ducts/Distribution  
12. ☒ ☐ ☐ ☐ ☐ Adequate Combustion Air  
13. ☒ ☐ ☐ ☐ ☐ Gas Line/Shutoffs  
14. ☐ ☐ ☐ ☒ ☐ Humidifier Comments **Dripping from cover, pad dirty. Recommend changing.**



15. ☐ ☒ ☐ ☐ ☐ Air Cleaners/UV Lamps  
16. Unit operating at time of inspection ☒ Yes ☐ No



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## Air Conditioning

### Air Conditioning

1. Manufacturer- Carrier
2. Voltage- 208-230 VAC
3. Amperage- 40 Amps Size/Tons- 3.5 Ton
4. Estimated Age- 4 yrs Life Expectancy- 15 yrs  
S NPNI F P
5. ☒ ☐ ☐ ☐ ☐ Operation Comments Unit is cooling at this time. Noted 19 degree temperature differential taken at supply and return registers. Make sure unit is still cooling at final walk through. Proceed as needed.
6. Disconnect at unit ☒ Yes ☐ No
7. Operated ☒ Yes ☐ No
8. Additional Comments Fins are dirty at compressor outside. Recommend cleaning for proper function.



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## Electric Panel

### Basement Electric Panel

1. Service to house- **Underground Service**
2. Phase- **1 Phase**
3. Volts- **110/240 Volts**
4. Size of Service Wires- **2 Aluminum**
5. Panel Rating- **100 Amps**  
S N P N I F P
6. ☐☐☐☒ Main Panel Comments **Slim line breakers present, panel is not rated for extra circuits. Recommend electrician check and advise. Proceed as needed.**



7. ☐☒☐☐☐ Sub Panels
8. Breakers/Fuses labeled? ☐ Yes ☐ No ☒ Not all
9. Wiring type inside panels: ☒ Copper ☐ Aluminum ☐ Tin clad
10. Wiring Type Used: ☒ Conduit ☒ Bx/Greenfield ☐ Romex ☐ Knob & Tube
11. System Grounded? ☒ Yes ☐ No

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## Plumbing

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. These items are examined for basic proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. 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.

1. Location of main water shutoff- **Basement**

2. Water/Waste Type- **Municipal Water & Sewer**  
S NPNI F P

3. ☒☐☐☐☐ Pipes **Copper** Comments **Finished basement not all water supply pipes visible.**

4. ☒☐☐☐☐ Drains **Cast Iron/PVC** Comments **Finished basement not all drains or waste vents visible.**

5. Overhead drain present? ☒ Yes ☐ No

6. ☒☐☐☐☐ Overall Water Pressure

7. ☒☐☐☐☐ Water Meter/Shutoff

8. ☐☒☐☐☐ Wet Bar/Sink/Tub

9. ☐☒☐☐☐ Lawn Sprinkler System

10. ☒☐☐☐☐ Sump Pump Comments **Sump and back up pumps were operational at time of inspection. Be sure to check operation periodically. Pumps can fail at anytime.**

11. ☐☐☐☐☒ Ejector/Lift Pump Comments **Pump is just humming and not discharging water. (impeller frozen?) no check valve installed on discharge pipe either. Plumber needs to check and evaluate for repair or replacement.**

12. Softener Brand- **N/A**

### **Basement Plumbing**

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13. Type of Water Heater **Gas Water Heater**

14. Manufacturer **Bradford-White**

15. Gallons **50 Gallons**

16. Estimated Age- **1 yr** Life Expectancy- **12 - 14 yrs**

17. Temp setting **-Hot**  
S NPNI F P

18. ☒☐☐☐☐ Relief Valve/ Drain Tube

19. ☒☐☐☐☐ Venting

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## Plumbing (Continued)

20. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Comments Water heater was operational and no active visible leaks noted at this time.





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## Fair Summary

### Dwelling Exterior, Lots and Grounds

1. Trees, Shrubs, Vegetation. Etc. **Tree limbs over hang the roof and should be cut back.**
2. Steps, Stoops, Walks **Walk is uneven and a potential trip hazard at front sideways. Recommend repair as needed.**



3. Foundation **-Poured Concrete Cracks noted on foundation at SW wing wall. Crack repair noted at West side. Recommend repairs as needed.**



4. Siding **Brick and aluminum Cracked, missing or loose mortar noted on bricks at West side. Dents noted on aluminum siding at NE corner near deck. Loose siding noted at upper East bedroom windows. Recommend repairs as needed.**

## Dwelling Exterior, Lots and Grounds (Continued)

Siding (continued)



5. Window wells **Damaged cover noted at East side. Metal window frame is rusted. Recommend repair as needed and ladder needed at escape window.**



6. Storm/Entry doors **Front entry door is not latching. Repair needed for proper function.**  
7. Windows/Screens/Storms **Plastic glaze pieces around front bay window is damaged. Recommend repair as needed.**





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## Fair Summary (Continued)

8. Gutters/Downspouts Screens in gutters are dirty. Recommend cleaning as needed. Downspout extensions suggested all around house to help divert water away from foundation and alleviate potential water in basement. Dented downspout extension noted at South side. Recommend repair as needed.



9. Dirt touching wood Dirt or mulch is covering bricks at West side. Dirt or mulch is covering siding at North side, Recommend removing dirt to prevent rot or bug damage.



10. Porch/Gazebo Front porch post has rot and is shimmed with 2x4. Recommend having checked and repaired as needed.



## Dwelling Exterior, Lots and Grounds (Continued)

Porch/Gazebo (continued)



Roof and Garage

11. Deflection noted Buckled shingles/sheathing noted on lower garage roof. Recommend repair as needed.



12. Attached 2 car  
Garage Driveway Concrete Cracks and settlement noted on drive.



## Fair Summary (Continued)

13. Attached 2 car

Garage Structure condition Crack(s) noted on foundation at South wall. Recommend repair as needed.



14. Attached 2 car

Garage Service doors to exterior Rot noted on service door trim and jamb. Loose weather stripping noted. Recommend repair or replacement as needed. Due to much stuff stored in front of service door, not able to test operation or fully inspect. Make sure operational prior to closing.



## Fair Summary (Continued)

### 15. Attached 2 car

Garage Finished Walls and Ceiling: Stains noted on ceiling. No active visible leaks noted at this time. Recommend asking seller about history of stains and if repairs performed. Proceed as needed.



### 16. Attached 2 car

Garage Electrical Outlets are not GFCI protected. Recommend installing GFCI outlets where needed.

## Attic

17. Upper hallway Attic Roof Sheathing Suspect mold like substance noted on sheathing boards at upper attic. Recommend having checked and evaluated for removal prior to closing. Damaged sheathing board noted in SE side of upper attic. Recommend repair as needed.



## Attic (Continued)

### Roof Sheathing (continued)



18. Upper hallway Attic Insulation 8-10 Blown Fiberglass Missing insulation noted at master bath area. Recommend installing.



19. Upper hallway Attic Bathroom/Kitchen Exhaust Vents Exposed and or spliced wiring noted at bath fan. Recommend having checked and repaired.





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## Fair Summary (Continued)

20. Upper hallway Attic Additional Comments **Damaged wall sheathing noted at both attic areas on gable walls (exposed siding noted). Recommend repair as needed. Due to limited space or volume ceilings, not all visible or accessible to inspect.**



Interior

21. Interior Interior Stairs/Handrails **FYI handrails are recommended to run into walls.**  
22. Interior Doors **Door is rubbing or sticking on jamb at NE bedroom. Recommend repair for proper function.**  
23. Interior Windows **Crank hardware is stripped or missing at living room left bay window. Recommend repair or replace as needed.**  
24. Interior Ceilings **Crack(s) noted on ceiling at front entry way. Cracked or loose tape joints noted at kitchen. Recommend repairs as needed.**





## Fair Summary (Continued)

25. Interior Floors Squeaks noted on stairs and master bedroom. Cracked or loose tiles noted at front entryway. Recommend repairs as needed.



26. Interior Sliding/French Patio Doors Lock not latching at family room sliding glass door. Recommend repair as needed.

## Bathrooms

27. 2nd floor hall bath Bathroom Sink/Basin Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed.



28. 2nd floor hall bath Bathroom Toilets The toilet is loose or rocks at the floor. Needs securing to prevent leaking.

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## Fair Summary (Continued)

29. 2nd floor hall bath Bathroom Tub/Whirlpool Tub/Shower Leak noted at shower head connection. Shower diverter is not sealing completely (still get water out of faucet when shower running). Recommend having checked and repaired as needed.



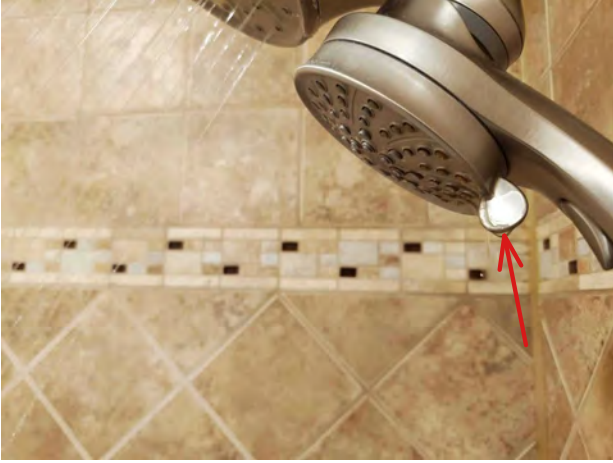
30. Master bath Bathroom Sink/Basin Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed. Picture is sample.



31. Master bath Bathroom Tub/Whirlpool Tub/Shower/Whirlpool Leak noted at shower sprayer hose when shower head is active. Recommend repair or replace as needed. FYI cover panel to whirlpool access is broken. Whirlpool pump was operational at this time and no active visible leaks noted. FYI: not all jet plumbing is visible from access.

## Bathrooms (Continued)

Tub/Whirlpool (continued)



32. Master bath Bathroom Surround Tile Caulking has failed at shower surround. Recommend replacing with new caulk as needed.





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## Fair Summary (Continued)

33. 1st floor 1/2 bath Bathroom Sink/Basin Flex drain(s) used. Recommend replacing with rigid plastic pipe as needed.



34. 1st floor 1/2 bath Bathroom Toilets The toilet is loose or rocks at the floor. Needs securing to prevent leaking.  
35. 1st floor 1/2 bath Bathroom Windows/Doors Door sticks or rubs on jamb. Recommend having repaired for proper function.

## Kitchen

36. 1st Floor Kitchen Windows/Doors Broken seal noted on lower window pane over sink. (Crank missing)  
Recommend having checked and repaired.

## Laundry

37. Basement Laundry Laundry Sink/Basin Sink sink is loose and not secured.

## Basement

38. Foundation -Poured Concrete Crack noted at East wall in crawl and SE corner. Crack repair(s) noted at West exterior wall. Recommend asking seller if any warranties exist for work performed. Proceed as needed. Unable to inspect all of crawlspace due to stuff along walls.





## Basement (Continued)

### Foundation (continued)



39. Water Penetration Efflorescence noted on foundation at East wall in crawl. Recommend having checked and evaluated.



40. Stairs/Handrails FYI handrails are recommended to run into walls.  
41. Windows/Doors/Vents Rust noted on metal window frames. Recommend sanding and painting to prevent future rust. South door to laundry rubs on jamb. Recommend repair as needed.

## Fair Summary (Continued)

42. Electrical **No three way switch installed for stairway light. Can lights do not have support brackets to carry the weight to the frame.**



Furnace

43. Basement Furnace Filters **Filter is dirty, needs replacing prior to closing.**  
44. Basement Furnace Humidifier **Dripping from cover, pad dirty. Recommend changing.**



Air Conditioning

45. Air Conditioning Additional Comments **Fins are dirty at compressor outside. Recommend cleaning for proper function.**

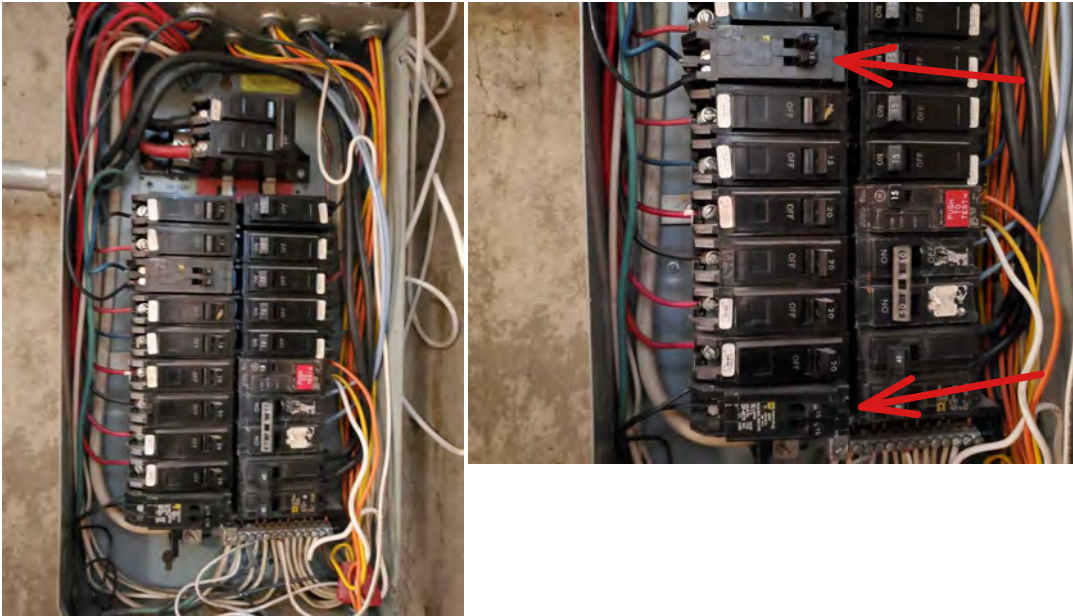
## Air Conditioning (Continued)

Additional Comments (continued)



Electric Panel

46. Basement Electric Panel Main Panel Slim line breakers present, panel is not rated for extra circuits. Recommend electrician check and advise. Proceed as needed.





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## Poor Summary

### Dwelling Exterior, Lots and Grounds

1. Caulking Missing caulking noted at siding to brick transitions and wall penetrations at South side. Failed caulking noted at window and door openings, recommend replacing to prevent water entry.



### Bathrooms

2. Master bath Bathroom Electrical Light over shower is not GFCI protected. Light over toilet is not working, recommend replacing bulb. Recommend having whirlpool on separate breaker. Recommend electrician check and advise. Proceed as needed.

### Plumbing

3. Ejector/Lift Pump Pump is just humming and not discharging water. (impeller frozen?) no check valve installed on discharge pipe either. Plumber needs to check and evaluate for repair or replacement.