



Quad City Home Inspection  
12123 Turkey Hollow Road  
Taylor Ridge, IL 61284  
Richard A. VanOteghem CPI  
Illinois License No. 450.011466



My Street  
Anywhere, IL

# Quad City Home Inspection

15:05 November 06, 2019

Happy Homebuyer  
My Street  
Page 1 of 24

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

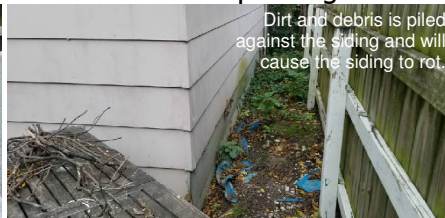
### Exterior

1. Windows: Wood double hung, Wood picture - Picture window has been shot with a BB gun. The windows in this home are varying condition. Some are okay, some won't open, some won't stay open, all leak cold air and all need refinishing. They are the original windows.



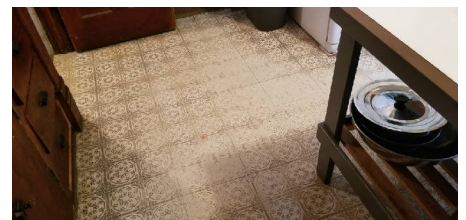
### Garage/Carport

2. Detached, Rear Garage Garage Man Door Wood - Knob lock does not work. Deadbolt works.
3. Detached, Rear Garage Door Operation: Mechanized - When trying to close the door, it would stop. it took several tries. I believe the tension adjustment on the opener needs to be adjusted and/or the door track needs lubrication.
4. Detached, Rear Garage Exterior Surface: Masonite lap siding - Bottom edges of some of the siding is rotted.

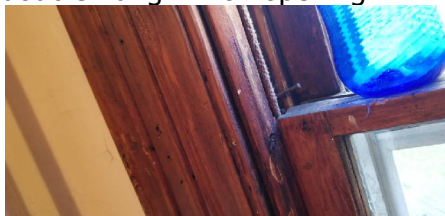
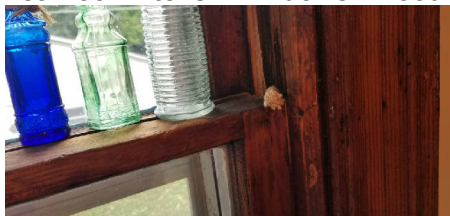


### Kitchen

5. 1st Floor Kitchen Cabinet Drawer Slides: Sticky, dont close tight
6. 1st Floor Kitchen Floor: Floor tile - Worn



7. 1st Floor Kitchen Windows: Wood double hung - Non opening



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## Marginal Summary (Continued)

### Bedroom

8. 2nd Floor Master Bedroom Windows: Wood double hung - One wouldn't open
9. Front Bedroom Windows: Wood double hung - Counter weights missing or broken rods



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## Defective Summary

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### Garage/Carport

1. Detached, Rear Garage Roof: Asphalt shingle - Shingles are curled and are at the end of their useful life. Fascia board is also rotten



### Kitchen

2. 1st Floor Kitchen Anti-tip device Prevents stove from tipping forward spilling stove top contents on the user or climbing child. Anti-tip device has not been installed this is a dangerous condition.

### Electrical

3. Basement Electric Panel Manufacturer: General Electric - Two cover screws are sharp



4. Basement Electric Panel Double Tapping Two circuits on one breaker - There is one double tap in this panel and these breakers are not designed to accommodate two wires.



### Plumbing

5. Gas Valve(s): Mixture of antique and modern ball valves - Antique valves will eventually develop leaks. In fact the valve on the water heater has a miniscule gas leak. I notified the seller and she contacted a plumber to repair this, replace the flexible gas line on the water heater and add a drop tube of the TPR Valve
6. Basement Water Heater TPRV and Drain Tube: Copper - No drop tube





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## Defective Summary (Continued)

7. Basement Water Heater Flexible Gas Lines: The water heater gas line should be rigid piping - Flexible gas lines are not allowed on water heaters. Water heater needs to have rigid piping and a new gas valve.



### Basement

8. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - Very uneven rise/run and no handrail
- 
9. Rise & Run Main staircase is to code, basement stairs, back stairs and attic stairs are very steep - It would be impossible to change the rise and run on these staircases but railing will make them safer.

### Stairs and Railings

### Bedroom

10. Rear Bedroom Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.
11. 2nd Floor Master Bedroom Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.
12. Front Bedroom Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.

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## Definitions

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## General Information

### Property Information

Property Address My Street  
City Anywhere State IL Zip 60000  
Contact Name John Doe

### Client Information

Client Name Happy Homebuyer  
E-Mail inspector@quadcityhomeinspection.com

### Inspection Company

Inspector Name Richard VanOteghem  
Company Name Quad City Home Inspection  
Address 12123 Turkey Hollow Road  
City Taylor Ridge State IL Zip 61284  
Phone (309) 206-8433  
E-Mail inspector@quadcityhomeinspection.com  
File Number 101619  
Amount Received 250

### Conditions

Others Present Seller Property Occupied Occupied  
Estimated Age 109 years Entrance Faces East  
Inspection Date 05/14/18  
Start Time 8:20 AM End Time 10:40 AM  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 52 degrees F  
Weather Cloudy Soil Conditions Damp  
Space Below Grade Basement  
Building Type Single Family Garage Detached  
Sewage Disposal City Sewer How Verified Known by me  
Water Source City Water How Verified Known by me

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## Lots and Grounds

It should be noted that any defect, deficiency or safety issue named in this report were accurate at the time of my inspection. I cannot be responsible for the conditions after break downs, failures or modifications that occurred after my inspection.

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1. ☒ ☐ ☐ ☐ ☐ Driveway: Gravel
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete, Paver
3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Wood
4. ☒ ☐ ☐ ☐ ☐ Porch: Wood
5. ☐ ☒ ☐ ☐ ☐ Patio:
6. ☐ ☒ ☐ ☐ ☐ Deck:
7. ☐ ☒ ☐ ☐ ☐ Balcony:
8. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope
9. ☒ ☐ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage
10. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees, Shrubs/Weeds
11. ☒ ☐ ☐ ☐ ☐ Window Wells: Not Covered
12. ☐ ☒ ☐ ☐ ☐ Retaining Walls:
13. ☐ ☒ ☐ ☐ ☐ Basement Stairwell:
14. ☐ ☒ ☐ ☐ ☐ Exterior Surface Drain:
15. ☒ ☐ ☐ ☐ ☐ Fences: Wood, Picket
16. ☐ ☒ ☐ ☐ ☐ Lawn Sprinklers:

## Exterior

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### Entire Home Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Wood
2. ☒ ☐ ☐ ☐ ☐ Trim: Wood
3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood
4. ☒ ☐ ☐ ☐ ☐ Soffits: Wood
5. ☐ ☒ ☐ ☐ ☐ Door Bell:



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## Exterior (Continued)

6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Wood  
7. ☒ ☒ ☐ ☐ ☐ Patio Door:  
8. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung, Wood picture - Picture window has been shot with a BB gun. The windows in this home are varying condition. Some are okay, some won't open, some won't stay open, all leak cold air and all need refinishing. They are the original windows.



9. ☒ ☐ ☐ ☐ ☐ Storm Windows: Aluminum framed tempered glass  
10. ☒ ☐ ☐ ☐ ☐ Window Screens: Metal  
11. ☒ ☐ ☐ ☐ ☐ Basement Windows: Wood non-opening  
12. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount  
13. ☐ ☒ ☐ ☐ ☐ Exterior Electric Outlets:  
14. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary  
15. ☒ ☐ ☐ ☐ ☐ Gas Meter: Exterior surface mount at side of home  
16. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter



## Roof

There are two kinds of steel roofs, standing seam and ribbed. The standing seam roof's fasteners are hidden by each subsequent piece of steel. There is little chance of leakage at the fasteners. The standing rib fasteners are all exposed and are sealed with a rubber washer. Each rubber washer can be a possible point of leakage when they dry out and the roof expands and contracts.

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### Main Roof Surface

1. Method of Inspection: Ground level, 2nd floor windows, drone with live view.  
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt architectural shingles.  
3. Type: Gable, Shed  
4. ☒ ☐ ☐ ☐ ☐ Flashing: Galvanized  
5. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle  
6. ☐ ☒ ☐ ☐ ☐ Skylights:  
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: Cast Iron, Copper

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## Roof (Continued)

8. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Surface mount  
9. Drip Edge ☒ Yes ☐ No Aluminum  
10. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum  
11. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum  
Center of home Chimney \_\_\_\_\_  
12. ☒ ☐ ☐ ☐ ☐ Chimney: Brick - Some efflorescence



13. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal, Mortar  
14. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Galvanized



## Garage/Carport

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |    |               |  |
|----|---------------|--|
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A NPNI M D

Detached, Rear Garage \_\_\_\_\_

1. Type of Structure: Detached Car Spaces: 2  
2. ☐ ☐ ☐ ☒ ☐ Garage Man Door Wood - Knob lock does not work. Deadbolt works.  
3. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal  
4. ☐ ☐ ☐ ☒ ☐ Door Operation: Mechanized - When trying to close the door, it would stop. it took several tries. I believe the tension adjustment on the opener needs to be adjusted and/or the door track needs lubrication.  
5. ☒ ☐ ☐ ☐ ☐ Door Opener: Overhead Door - Beam



6. ☒ ☐ ☐ ☐ ☐ Opener Safety Beam

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## Garage/Carport (Continued)

7. ☐☐☐☒☐ Exterior Surface: Masonite lap siding - Bottom edges of some of the siding is rotted.



8. ☐☐☐☐☒ Roof: Asphalt shingle - Shingles are curled and are at the end of their useful life. Fascia board is also rotten



9. ☒☐☐☐☐☐ Roof Structure: 2x6 Rafter  
10. ☐☒☐☐☐☐ Service Doors:  
11. ☒☐☐☐☐☐ Ceiling: Exposed framing  
12. ☒☐☐☐☐☐ Walls: Exposed framing  
13. ☒☐☐☐☐☐ Floor/Foundation: Poured slab  
14. ☐☒☐☐☐☐ Hose Bibs:  
15. ☒☐☐☐☐☐ Electrical: 110 VAC  
16. ☐☒☐☐☐☐ Smoke Detector:  
17. ☐☒☐☐☐☐ Heating:  
18. ☒☐☐☐☐☐ Windows: Aluminum louver  
19. ☒☐☐☐☐☐ Gutters: Aluminum - North side only  
20. ☒☐☐☐☐☐ Downspouts: Aluminum

## Kitchen

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1st Floor Kitchen

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## Kitchen (Continued)

1. ☒☐☐☐☐ Cooking Appliances: Kenmore



2. ☐☐☐☐☒ Anti-tip device Prevents stove from tipping forward spilling stove top contents on the user or climbing child. Anti-tip device has not been installed this is a dangerous condition.

3. ☒☐☐☐☐ Ventilator: Arietta

4. ☐☒☐☐☐ Disposal:

5. ☐☒☐☐☐ Dishwasher:

6. ☐☒☐☐☐ Trash Compactor:

7. ☒☐☐☐☐ Refrigerator: Amana

8. ☐☒☐☐☐ Ice Maker Function?

9. ☐☐☒☐☐ Microwave: Portable

10. ☒☐☐☐☐ Sink: Stainless Steel

11. ☒☐☐☐☐ Electrical: 110 VAC

12. ☒☐☐☐☐ Plumbing/Fixtures: Brushed nickel

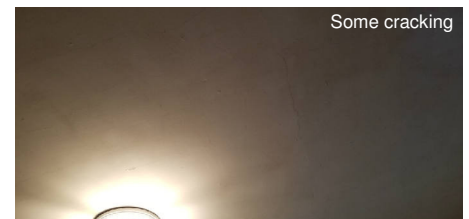
13. ☒☐☐☐☐ Counter Tops: Formica

14. ☒☐☐☐☐ Cabinets: Wood

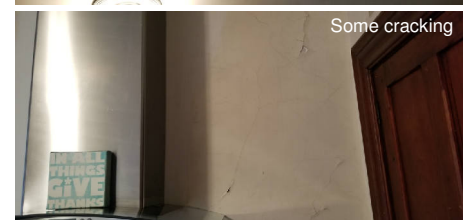
15. ☐☐☐☒☐ Cabinet Drawer Slides: Sticky, dont close tight

16. ☒☐☐☐☐ Pantry: Single small

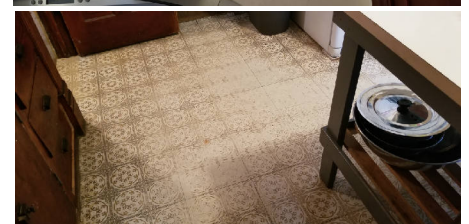
17. ☒☐☐☐☐ Ceiling: Plaster - Some cracking



18. ☒☐☐☐☐ Walls: Plaster - Some cracking



19. ☐☐☐☒☐ Floor: Floor tile - Worn



20. ☒☐☐☐☐ Doors: Solid wood



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## Kitchen (Continued)

21. ☐☐☐☒☐ Windows: Wood double hung - Non opening



22. ☒☐☐☐☐ HVAC Source: Radiator

## Laundry Room/Area

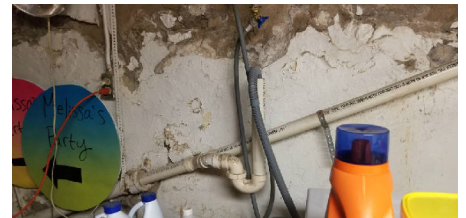
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## Basement Laundry Room/Area

1. ☐☒☐☐☐ Closet:
2. ☒☐☐☐☐ Ceiling: Exposed framing
3. ☒☐☐☐☐ Walls: Brick stone plaster
4. ☒☐☐☐☐ Floor: Poured
5. ☐☒☐☐☐ Doors:
6. ☐☒☐☐☐ Windows:
7. ☒☐☐☐☐ Electrical: 110 VAC/220 VAC
8. ☐☒☐☐☐ Smoke Detector:
9. ☐☒☐☐☐ HVAC Source:
10. ☐☒☐☐☐ Laundry Tub:
11. ☒☐☐☐☐ Washer Hose Bib: Ball valves
12. ☒☐☐☐☐ Washer and Dryer Electrical: 110-240 VAC
13. ☒☐☐☐☐ Dryer Vent: Rigid metal
14. ☐☒☐☐☐ Dryer Gas Line:
15. ☒☐☐☐☐ Dryer Operation: I started the dryer but did not run it through an entire cycle. There was no unusual noises or behavior.
16. ☒☐☐☐☐ Washer Drain: Wall mounted drain



17. ☒☐☐☐☐ Washing Machine Operation: I started the washer to see if water filled ran and then spun it out to listen for unusual noises. Everything worked well.

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## Laundry Room/Area (Continued)

18. ☒☐☐☐☐ Floor Drain: Covered

## Electrical

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1. Service Size Amps: 100 Volts: 110-240 VAC

2. ☒☐☐☐☐ Vegetation Around Cable Tree branches may be a problem in the future as the tree grows



3. ☒☐☐☐☐ Service: Aluminum

4. ☒☐☐☐☐ Entrance Drip Loop Adequate

5. ☒☐☐☐☐ Entrance in Relation to Windows Within modern safety standards and codes

6. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper

7. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper

8. ☐☒☐☐☐ Aluminum Wiring:

9. ☒☐☐☐☐ Conductor Type: Romex and aluminum cloth wrapped, Knob and tube



10. ☒☐☐☐☐ Ground: Plumbing ground only

11. ☒☐☐☐☐ Smoke Detectors: Battery operated

Basement Electric Panel

12. ☐☐☐☐☒ Manufacturer: General Electric - Two cover screws are sharp



13. Maximum Capacity: 100 Amps

14. ☒☐☐☐☐ Main Breaker Size: 100 Amps



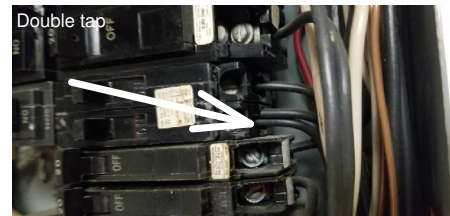
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## Electrical (Continued)

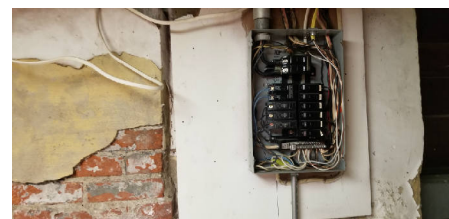
15. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum  
16. ☐ ☐ ☐ ☐ ☒ Double Tapping Two circuits on one breaker - There is one double tap in this panel and these breakers are not designed to accommodate two wires.



17. ☐ ☒ ☐ ☐ ☐ Overfusing  
18. ☒ ☐ ☐ ☐ ☐ Breaker Expansion Adequate room for expansion of additional circuits  
19. ☐ ☒ ☐ ☐ ☐ Fuses:  
20. ☐ ☒ ☐ ☐ ☐ AFCI:  
21. ☐ ☒ ☐ ☐ ☐ GFCI:

Basement Electric Panel

22. ☒ ☐ ☐ ☐ ☐ Manufacturer: General Electric - There are no double taps in this panel



23. Maximum Capacity: 100 Amps  
24. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps  
25. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum  
26. ☐ ☒ ☐ ☐ ☐ Fuses:  
27. ☐ ☒ ☐ ☐ ☐ AFCI:  
28. ☐ ☒ ☐ ☐ ☐ GFCI:

## Plumbing

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1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper  
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement, Front of house



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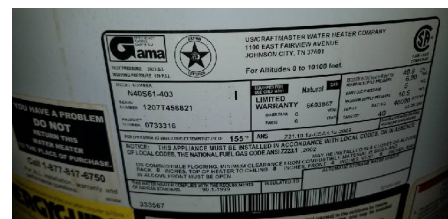
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## Plumbing (Continued)

3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC, Cast iron, Copper
5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: Cast iron, Copper
7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron
8. ☐ ☐ ☐ ☐ ☒ Gas Valve(s): Mixture of antique and modern ball valves - Antique valves will eventually develop leaks. In fact the valve on the water heater has a miniscule gas leak. I notified the seller and she contacted a plumber to repair this, replace the flexible gas line on the water heater and add a drop tube of the TPR Valve

### Basement Water Heater

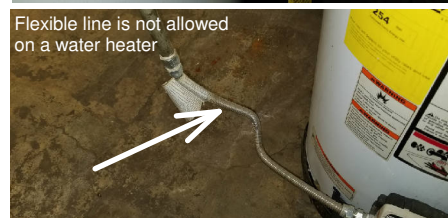
9. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate
10. Manufacturer: Whirlpool



11. Model Number: N40S61-403 Serial Number: 1207T456821
12. Type: Natural gas Capacity: 40 Gal.
13. Approximate Age: 12 years (the average life expectancy of a water heater is 7-12 years) Area Served: Entire home
14. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
15. ☐ ☐ ☐ ☐ ☒ TPRV and Drain Tube: Copper - No drop tube



16. ☐ ☐ ☐ ☐ ☒ Flexible Gas Lines: The water heater gas line should be rigid piping - Flexible gas lines are not allowed on water heaters. Water heater needs to have rigid piping and a new gas valve.



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## Heating System

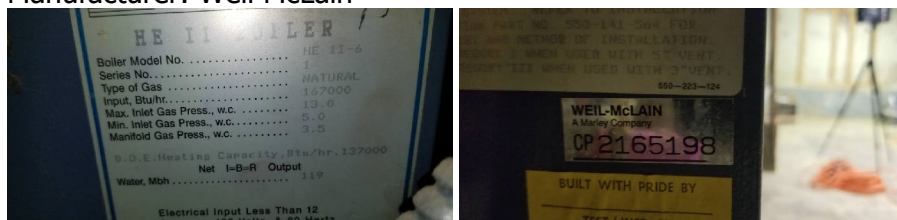
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M Marginal Item is not fully functional and requires repair or servicing.  
D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

A NPNI M D

### Main Heating System

- ☒☐☐☐☐ Heating System Operation: Adequate
- Manufacturer: Weil McLain



- Model Number: HE II-6 Serial Number: CP2165198
- Type: Boiler system Capacity: 167,000 btu
- Area Served: Whole building Approximate Age: 28 years (boilers live up to 30 years and beyond if regularly serviced)
- Fuel Type: Natural gas
- ☐☒☐☐☐ Gas Leaks?
- ☒☐☐☐☐ Heat Exchanger: 10 Burner
- Unable to Inspect: Na
- ☒☐☐☐☐ Distribution: Hot water, Radiator
- ☒☐☐☐☐ Circulator: Pump
- ☒☐☐☐☐ Draft Control: Manual
- ☒☐☐☐☐ Flue Pipe: Single wall
- ☒☐☐☐☐ Controls: Relief valve
- ☒☐☐☐☐ Devices: Pressure gauge, Temp gauge, Expansion tank
- ☐☒☐☐☐ Humidifier:
- ☒☐☐☐☐ Thermostats: Individual
- ☐☒☐☐☐
- ☐☒☐☐☐ Suspected asbestos

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## Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: Stone
3. ☐ ☒ ☐ ☐ ☐ Differential Movement:
4. ☒ ☐ ☐ ☐ ☐ Beams: Solid wood
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Brick, Stone
6. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x10
7. ☐ ☒ ☐ ☐ ☐ Piers/Posts:
8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
9. ☒ ☐ ☐ ☐ ☐ Subfloor: Dimensional wood

## Basement

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A NPNI M D

### Main Basement

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
2. ☒ ☐ ☐ ☐ ☐ Walls: Concrete, stone, brick
3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
4. ☐ ☒ ☐ ☐ ☐ Doors:
5. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
6. Wiring in Conduit ☒ Yes ☐ No ☐ Not Necessary All applicable wires that are below the floor joists are in conduit
7. ☒ ☐ ☐ ☐ ☐ Meter Jumper Wire Jumper wire around water meter was present
8. ☒ ☐ ☐ ☐ ☐ Gas Entrance Location South
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
10. ☐ ☒ ☐ ☐ ☐ HVAC Source:
11. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:
12. ☐ ☒ ☐ ☐ ☐ Insulation:
13. ☐ ☒ ☐ ☐ ☐ Sill Insulation

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## Basement (Continued)

14. ☐ ☒ ☐ ☐ ☐ Ventilation:  
15. ☐ ☒ ☐ ☐ ☐ Sump Pump:  
16. ☐ ☒ ☐ ☐ ☐ Moisture Location:  
17. ☐ ☐ ☐ ☐ ☒ Basement Stairs/Railings: Wood stairs with no handrails - Very uneven rise/run and no handrail

## Attic

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A Acceptable Functional with no obvious signs of defect.

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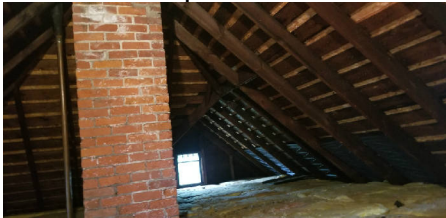
M Marginal Item is not fully functional and requires repair or servicing.

D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

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### Main Attic

1. Method of Inspection: In the attic



2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x8 rafter  
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Dimensional wood, Strand board  
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge vents  
5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts, Fiberglass  
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12"  
7. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper  
8. ☐ ☒ ☐ ☐ ☐ Attic Fan:  
9. ☐ ☒ ☐ ☐ ☐ House Fan:  
10. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC lighting circuit  
11. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:  
12. ☐ ☒ ☐ ☐ ☐ Bathroom Fan Venting:  
13. Layers of Shingles One - Determined by examining penetrations and nail patterns in the attic

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## Stairs and Railings

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- ☒☐☐☐☒ Rise & Run Main staircase is to code, basement stairs, back stairs and attic stairs are very steep - It would be impossible to change the rise and run on these staircases but railing will make them safer.
- Railing Continuous ☐ Yes ☒ No No railing on back stairs, attic stairs or basement stairs
- Spindle Spacing Correct? ☒ Yes ☐ No Porch spindles are spaced properly



## Bathroom

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A NPNI M D

### 2nd floor main Bathroom

- ☐☒☐☐☐ Closet:



- ☒☐☐☐☐ Ceiling: Drywall
- ☒☐☐☐☐ Walls: Drywall, Wainscot
- ☒☐☐☐☐ Floor: Cork
- ☒☐☐☐☐ Doors: Solid wood
- ☒☐☐☐☐ Windows: Wood double hung
- ☒☐☐☐☐ Electrical: 110 VAC GFCI
- ☒☐☐☐☐ Counter/Cabinet: Composite and wood



# Quad City Home Inspection

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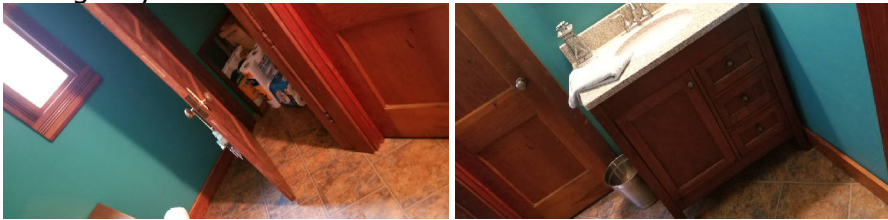
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## Bathroom (Continued)

9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Undermount  
10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Brushed nickel, chrome  
11. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Cast iron claws.foot tub no surround  
12. ☒ ☐ ☐ ☐ ☐ Toilets: No leaks detected. Functioned normally at the time of my inspection  
13. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator  
14. ☒ ☐ ☐ ☐ ☐ Ventilation: Window

1st floor main Bathroom

15. ☒ ☐ ☐ ☐ ☐ Closet: Single  
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall



17. ☒ ☐ ☐ ☐ ☐ Walls: Drywall  
18. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering  
19. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
20. ☒ ☐ ☐ ☐ ☐ Windows: Wood non opening  
21. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
22. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Granite, wood  
23. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Undermount  
24. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Brushed nickel  
25. ☐ ☒ ☐ ☐ ☐ Tub/Surround:  
26. ☐ ☒ ☐ ☐ ☐ Shower/Surround:  
27. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:  
28. ☒ ☐ ☐ ☐ ☐ Toilets: No leaks detected. Functioned normally at the time of my inspection  
29. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
30. ☐ ☒ ☐ ☐ ☐ Ventilation:

## Bedroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |    |               |  |
|----|---------------|--|
| A  | Acceptable    | 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. |
| M  | Marginal      | Item is not fully functional and requires repair or servicing.   |
| D  | Defective     | Item needs immediate repair or replacement. It is unable to perform its intended function.                                       |

A NPNI M D

Rear Bedroom

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## Bedroom (Continued)

1. ☒☐☐☐☐ Closet: Single



2. ☒☐☐☐☐ Ceiling: Drywall

3. ☒☐☐☐☐ Walls: Plaster

4. ☒☐☐☐☐ Floor: Tile

5. ☒☐☐☐☐ Doors: Solid wood

6. ☒☐☐☐☐ Windows: Wood double hung

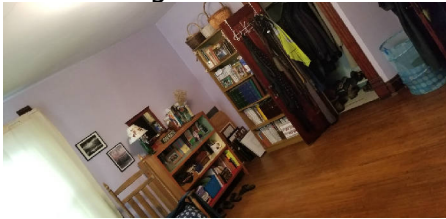
7. ☒☐☐☐☐ Electrical: 110 VAC

8. ☒☐☐☐☐ HVAC Source: Radiator, Window AC

9. ☐☒☐☐☒ Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.

### 2nd Floor Master Bedroom

10. ☒☐☐☐☐ Closet: Single



11. ☒☐☐☐☐ Ceiling: Plaster

12. ☒☐☐☐☐ Walls: Plaster

13. ☒☐☐☐☐ Floor: Hardwood

14. ☒☐☐☐☐ Doors: Solid wood

15. ☐☐☐☒☐ Windows: Wood double hung - One wouldn't open



16. ☒☐☐☐☐ Electrical: 110 VAC

17. ☒☐☐☐☐ HVAC Source: Heating system register

18. ☐☒☐☐☒ Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.

### Front Bedroom

19. ☒☐☐☐☐ Closet: Walk In

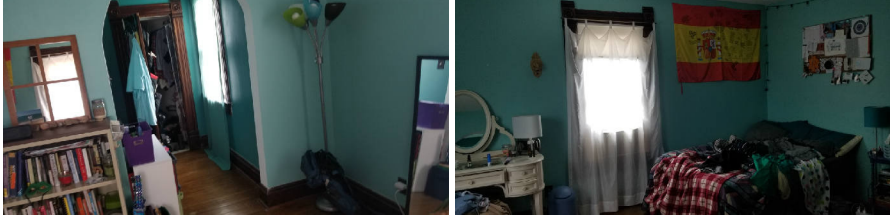
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## Bedroom (Continued)

Closet: (continued)



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
21. ☒ ☐ ☐ ☐ ☐ Walls: Drywall  
22. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
23. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
24. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Counter weights missing or broken ro0es



25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator  
27. ☐ ☒ ☐ ☐ ☒ Smoke Detector: None - Modern codes require one detector in every bedroom, one in every hall and at least one on every floor. This home does not meet that standard.

## Living Space

DISCLAIMER - New finishes limit historical signs. This may hide some defects that may exist. I cannot be responsible for defects that I cannot see.

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A NPNI M D

### Study Living Space

1. ☐ ☒ ☐ ☐ ☐ Closet:



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster  
3. ☒ ☐ ☐ ☐ ☐ Walls: Plaster

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## Living Space (Continued)

4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet, Tile  
5. ☐ ☒ ☐ ☐ ☐ Doors:  
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
8. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

10. Suspected Lead Paint: ☒ Yes ☐ No Use of white lead began in the Colonial times and ultimately peaked in 1922.

In 1951, Baltimore banned the use of lead pigment in interior paint in Baltimore housing the first such restriction in the country.

In 1955, the industry, working with public health officials and organizations, adopted a voluntary national standard to prohibit, in effect, the use of lead pigments in interior residential paints.

Through the 1950s and 1960s, the use of exterior lead-based paint declined significantly, and ended by the early 1970s.

In 1971, the federal Lead Poisoning Prevention Act was passed.

In 1978, the federal government banned consumer uses of lead paint.

Lead paint is hazardous. It can cause nervous system damage, stunted growth, kidney damage, and delayed development. It is dangerous to children because it tastes sweet, therefore encouraging children to put lead chips and toys with lead dust in their mouths. Lead paint is dangerous to adults and can cause reproductive problems in men or women.

I cannot say that you do or you don't have lead paint in this home. Because of its date of construction (prior to 1980) it is likely that lead paint was used somewhere within the structure. Any area where it is suspected that lead paint was used, it should be removed or sealed so that lead dust/particles do not enter the atmosphere inside the home.

Dining Room Living Space

11. ☐ ☒ ☐ ☐ ☐ Closet:



12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall  
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall  
14. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
15. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
16. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
17. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator  
19. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Living Room Living Space

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## Living Space (Continued)

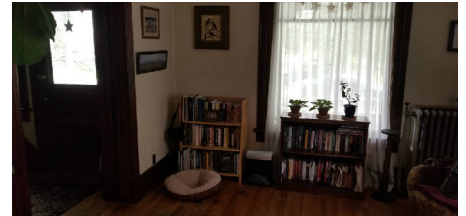
20. ☒ ☒ ☐ ☐ ☐ Closet:



21. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster  
22. ☒ ☐ ☐ ☐ ☐ Walls: Plaster  
23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
26. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
27. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator, Window AC  
28. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Parlor Living Space

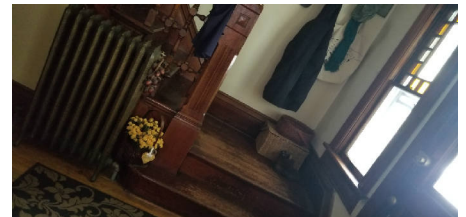
29. ☐ ☒ ☐ ☐ ☐ Closet:



30. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster  
31. ☒ ☐ ☐ ☐ ☐ Walls: Plaster  
32. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
33. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
34. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
35. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
36. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator  
37. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Foyer Living Space

38. ☐ ☒ ☐ ☐ ☐ Closet:



39. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster  
40. ☒ ☐ ☐ ☐ ☐ Walls: Plaster  
41. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
42. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood  
43. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
44. ☐ ☒ ☐ ☐ ☐ Electrical:  
45. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiator  
46. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated