# HomeTeam® INSPECTION SERVICE

## HOME INSPECTION REPORT

**Home. Safe. Home.**

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**

FAST

TRUSTED

ACCURATE

## GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

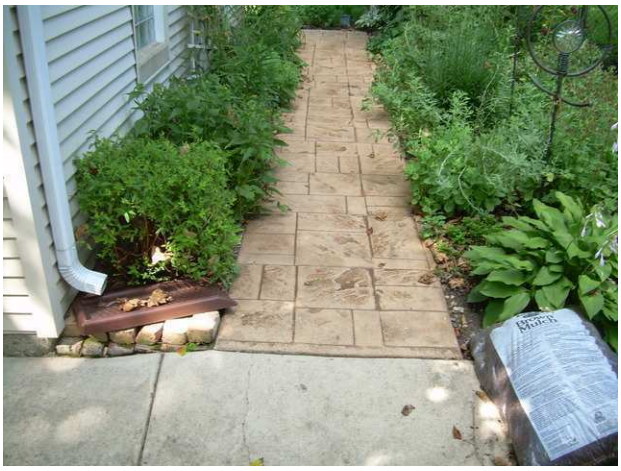
Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

All conditions are reported as they existed at the time of the inspection.

The approximate temperature at the time of the inspection was 85 to 90 degrees Fahrenheit, and the weather was sunny and clear. The buyer and his agent were present at the time of the inspection. The utilities were on at the time of the inspection. The age of the home, as reported by the MLS sheet was said to be 82 years old.

The inspected property consisted of a two story wood-framed structure with vinyl siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding.

Extensive plant growth was observed aroundt the home and over the left rear of the roof. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.



## LOT AND GRADE

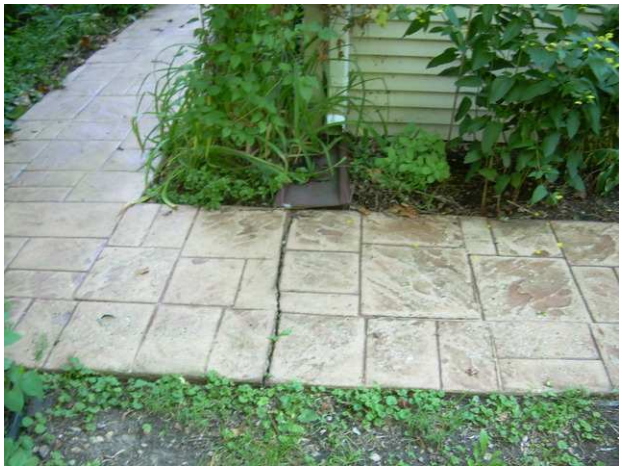
The home was situated on a steeply sloped lot. The general grade around the home appeared to be inadequate on the front to direct rain water away from the foundation.

The driveway had a negative slope running towards the house garage; refer to the driveway section of the report for additional information.

## WALKWAY AND PORCHES

There was a concrete walkway or stamped concrete walkway in the front of the house and along the right side leading to a concrete and wood entry way in the front and in the back of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no major visual defects observed in the walkways or the entry ways.

There was one or more cracks with trip hazards found on the walkways around the house. These are defined as two surfaces with at least a 1/4 inch deflection. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.

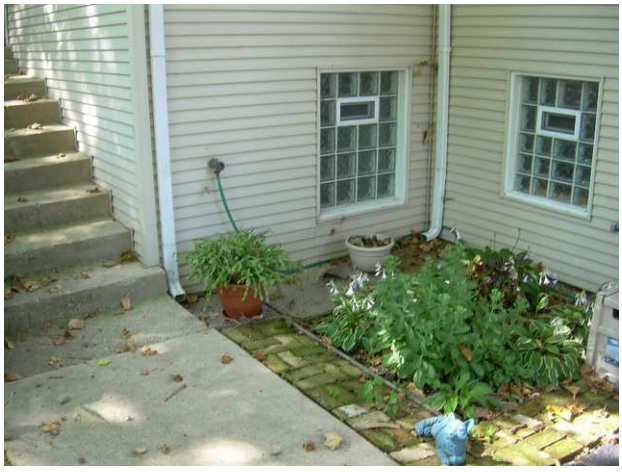


The right front side concrete stairs had several cracks in need of patch or repair to avert further deterioration.

The right front side stairs were missing a guard and handrail. Recommend placement for proper installation, safety, and compliance purposes. It should be noted that there were several irregular steps present with rise and run shorter than normal distances (rise: 8-81/4 inch, run: 81/4-9 inch) which will challenge normal or anticipated walking or navigation.

There was a brick patio located in the front of the home. There were no major visual defects observed to the patio.

There was poor drainage and a negative slope present towards the patio; the bricks were deflected or in need of adjustment or repair; recommend grade adjustment and improved drainage repairs to avert further deterioration or moisture allowance or aggregation towards or around the house and its foundation.



**DECK**

There was a multilevel wood deck located in the back of the home. There did not appear to be significant deterioration of the deck surface. The handrails on the deck were secured. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

The ledger board for the deck is not stagger lag bolted to the main structure of the home. Generally accepted deck construction techniques require the deck to be bolted to the main structure of the home at regular intervals. While the ledger boards appear to be stable, pocketed, or post supported, it is recommended that the ledger boards be stagger lag bolted every 24 inches for proper installation, safety anc compliance purposes. Consult with a qualified contractor to anchor the deck to the home with bolts.

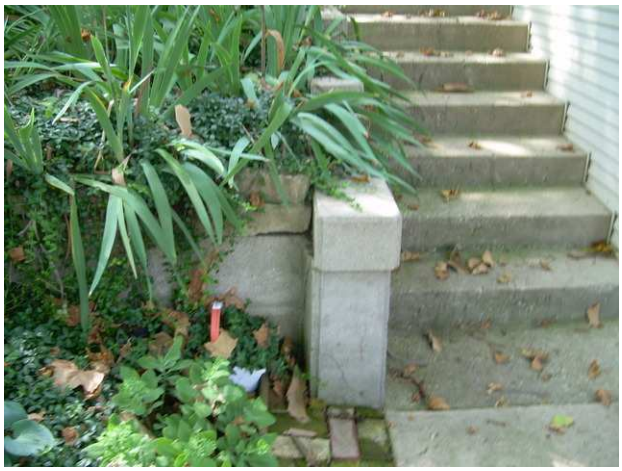
The deck did not appear to be properly anchored to the main structure of the home. The vertical supports on the deck appear to be adequate to support the outer load of the deck.

The deck was in need of cleaning and stain applications.

**RETAINING WALL**

There was one retaining wall constructed of poured concrete. The wall was in fair condition. There were no major visual defects observed in the wall.

The area way retaining wall at the steps leading to the right front entry way is subtly leaning inward with cracks present. There were some vertical earth pressure type cracks observed in the wall. This condition is most often associated with soil and / or water pressure. The displacement occurs incrementally as the wall yields to horizontal earth pressure. The wall was stable at the time of the inspection. Repairs to the wall should be considered with on-going monitoring for additional movement, deterioration, or a need for repairs..

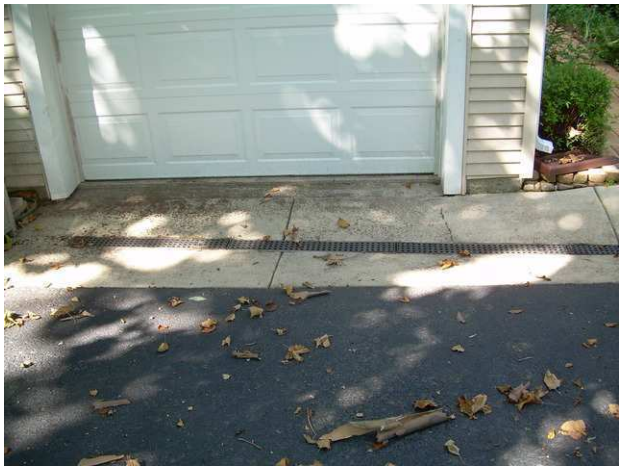


**DRIVEWAY**

There was an asphalt driveway in the front of the home with a downward or negative slope which led to the attached garage. There were minor cracks noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no major visual defects observed in the driveway.

Sealing the driveway with an asphalt driveway sealer will help extend the life of the driveway.

There was a drainage channel in front of the garage for improved drainage and moisture aversion or aggregation purposes which did appear to be in good condition at the time of inspection; it is recommended that on-going cleaning or checking for any blockage or debris be part of routine homeowner maintenance.



**ROOF**

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

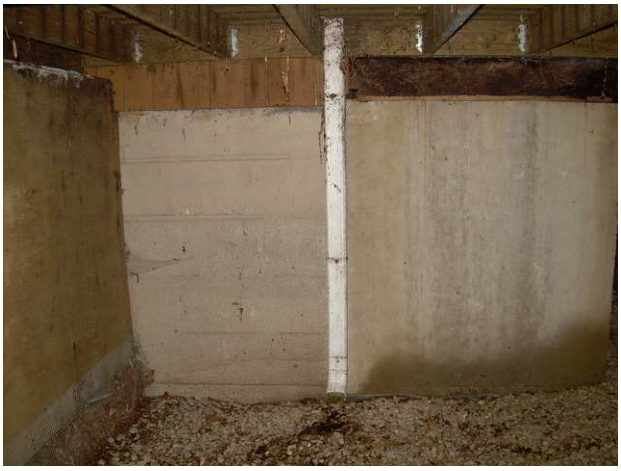
The roof was a gable with dormer design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from a ladder at the edge of the roof and from the ground with the aid of binoculars.

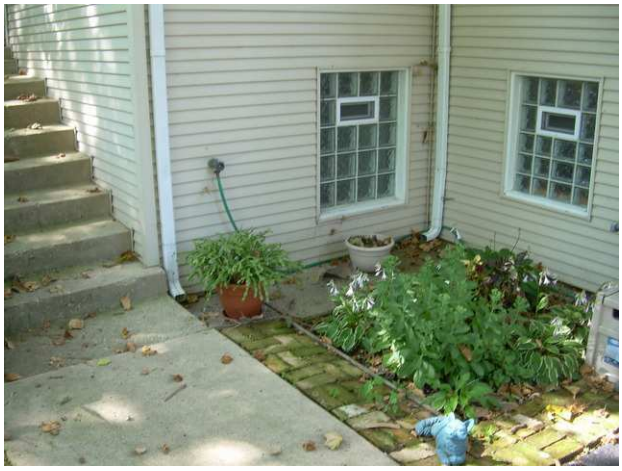
The age of the roof covering, as reported by the buyer's agent, was unknown. There was one layer of shingles on the roof at the time of the inspection. There was light curling and light to moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

The aluminum soffit and fascia was inspected and was in good condition. There were no major visual defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

All the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least four to six feet from the base of the foundation.





All of the gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof

drainage water to drain at the base of the foundation, causing basement water problems. The gutters should be cleaned.

Standing water was noted in the rear gutter. The standing water appears to be caused by improper pitch, a low spot, or debris build up and vegetation growth presence. This condition could cause the gutter to overflow in the affected area during periods of heavy or extended rain. This may be of little to no consequence depending on conditions. Consult with a qualified contractor for further evaluation and recommendations.

There was one chimney. Observation of the chimney exterior was made from the ground with the aid of binoculars. There were no major visual defects observed on the exterior.

**ATTIC STRUCTURE**

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The attic was accessed through a door or knee walls in the second floor bedroom.

The attic above the living space was insulated with batted and loose fill insulation, approximately four-inches in depth.

Ventilation throughout the attic was provided by soffit and roof vents. The attic ventilation appeared to be adequate. The older gable vents appeared to be non-functional and sealed with interior finished walls and ceilings. A thermostatically controlled attic fan was not installed. Attic fans are not tested as part of the home inspection.

The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and wood planks sheathing.

The ceiling structure consisted of two-inch by ten-inch rafters spaced 16-inches on center.

There was no moisture visible in the attic space.

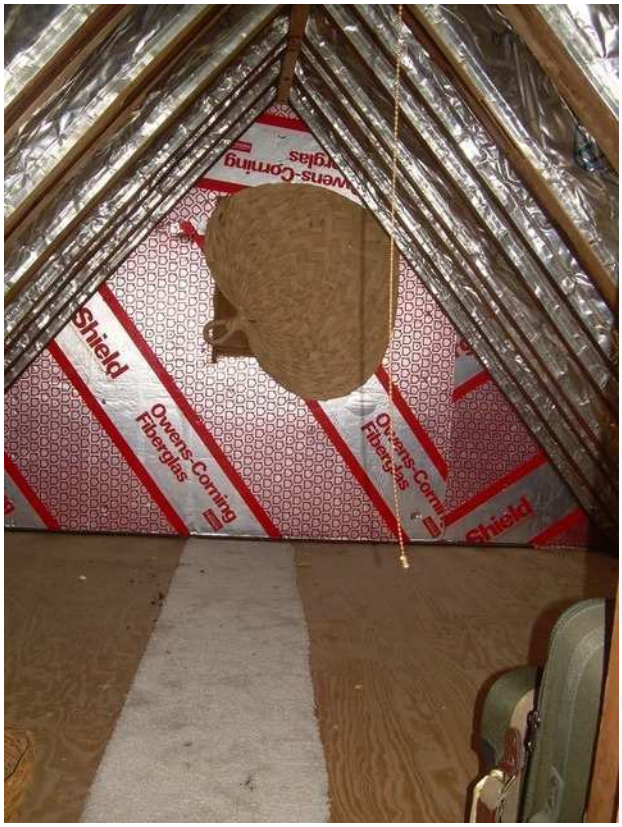
There were no major visual defects observed in the attic or roof structure.

As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is common today, for attics to contain up to 12-inches of insulation. The type of insulation including the inclusion of or absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement rather than a required repair.

Part of the underside of the roof / attic was covered, which restricts a view of the roof rafters. As a result, we were not able to see the entire roof structure during the inspection. Determining the presence of concealed defects is beyond the scope of the inspection.

Insulation has been applied directly to some of the roof rafters in the attic storage or converted closet areas. Insulation applied directly to the roof deprives the roof deck of proper ventilation and can cause the roof to overheat resulting in shortened roofing life. Additionally, condensation can form between the insulation causing damage to the roof deck. The insulation should be removed from the roof rafters. Walls adjacent to or below

the attic spaces should be insulated.



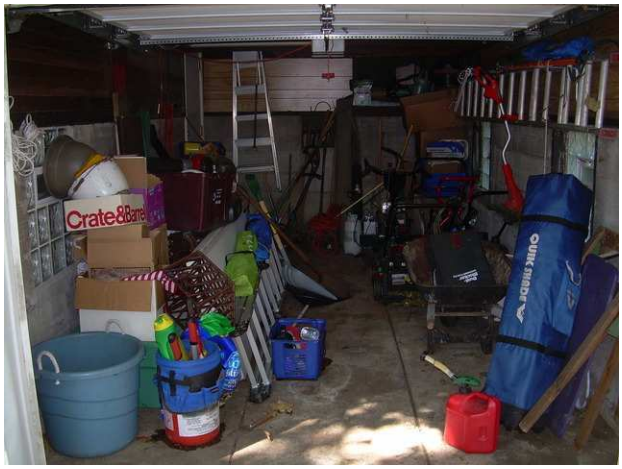

Vermiculite type insulation was noted in the attic. Vermiculite ore from some sources is known to contain asbestos minerals however, not all vermiculite type insulation contains asbestos. The presence of asbestos cannot be confirmed without professional testing. The EPA recommends that you do not disturb the insulation. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make into the attic and shortening the length of those trips can help limit exposure. The EPA strongly recommends that homeowners make every effort not to disturb the vermiculite insulation in their attics. If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos and safely remove the material. More information on vermiculite can be found on the EPA web site: http://www.epa.gov/asbestos/pubs/verm.html

Because of the configuration of the framing and finished areas, which limited access, it was not possible to inspect all areas of the attic. We do not walk on un-floored areas of the attic.

## GARAGE

The attached garage was designed for one car with access provided by one overhead-style door. Safety cables were not installed inside the door springs.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in fair condition. There were no major visual defects observed in the garage.

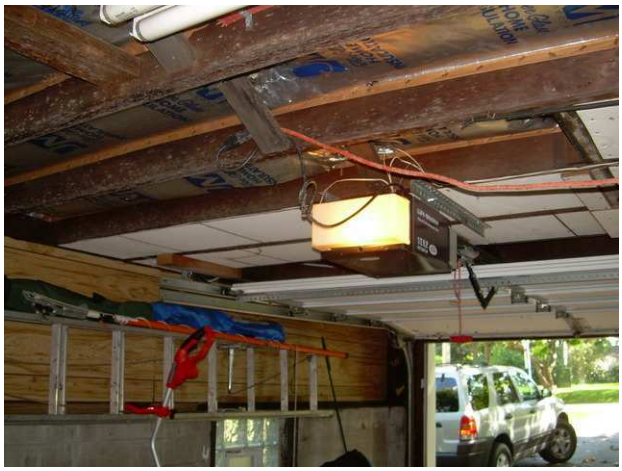
The garage was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.




The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.

The installation of safety cables in the garage door springs will prevent a breaking spring from flying and possibly damaging objects in its path. The cables are inexpensive and easy to install and can be purchased at any home improvement store.

The electric power to the door opener consisted of temporary or inappropriate wiring. The door opener should be powered by a permanently wired electrical outlet located in close proximity to the door opener. Consult with a qualified electrician to correct this issue.



## FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

There were several minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks are common and usually insignificant. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

## BASEMENT

The full basement was unfinished, and contained the following mechanical systems: heating system boiler and water heater.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

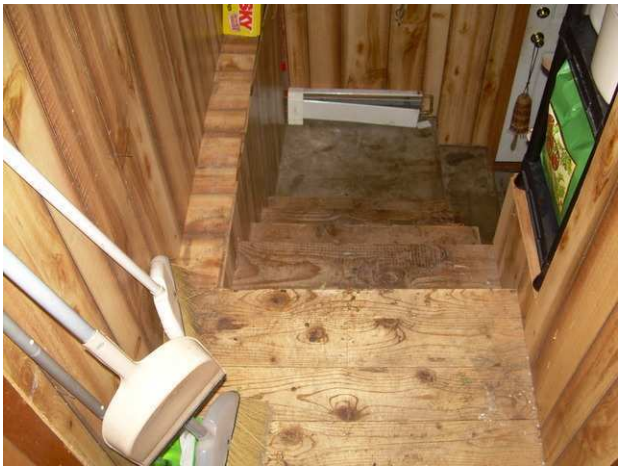
The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.There were no major visual defects observed in the basement.

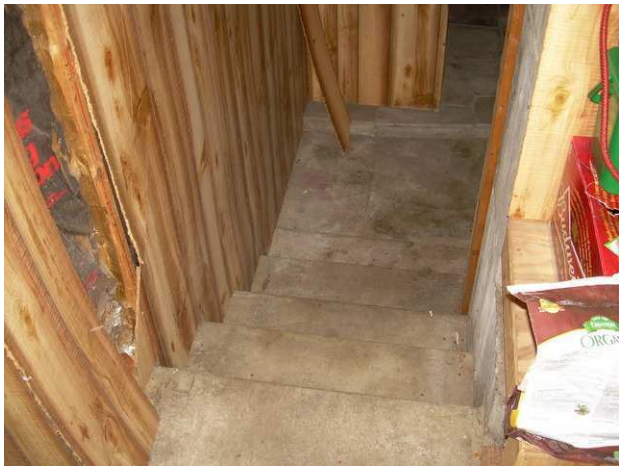
The basement stairway was inspected and there were no visual defects or visual safety concerns observed with the steps, stairways or handrails.

Insulation was installed in all or part of the basement rafters. Disturbing any part of the insulation is considered to be invasive and is beyond the scope of the home inspection as determined by the home inspection standards of practice. Defects concealed by insulation will not be readily apparent as part of this visual, non-invasive inspection.

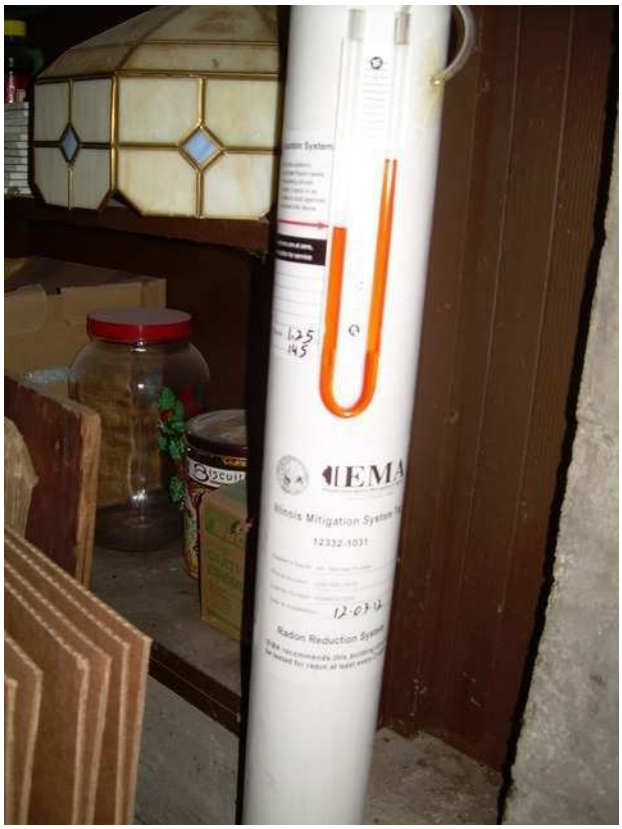
The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.

There was no handrail on the stairs leading to the basement. This can be a safety concern. Local building codes may also require the installation of a handrail.

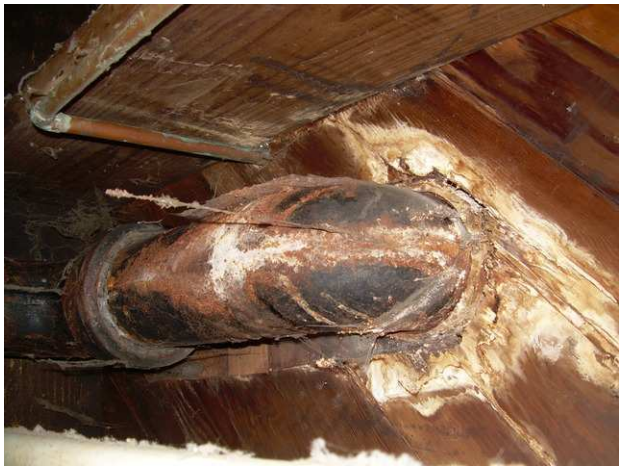




A Radon mitigation system was present in the basement and routed to the left exterior for dissipation purposes; the system appeared to be functional; any questions or concerns should be directed to the contractor or a reputable Radon mitigation system licensed certified contractor.




The basement ceiling is water marked from what appears to be a previous leak. The area was dry at the time of the inspection. No immediate action is required. The area should be monitored for evidence of new leaks. Consult with a qualified contractor for repair if required.

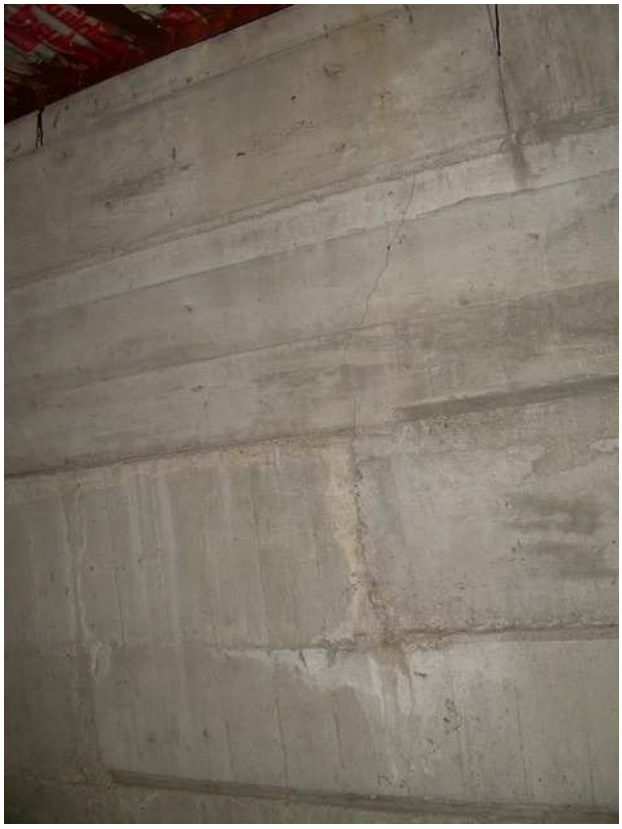


**CRAWL SPACE**

The crawl space was accessible at the time of the inspection. We will not enter any confined area which does not have at least 24-inches of unobstructed vertical clearance and at least 30-inches of unobstructed horizontal clearance. The crawl space access is located in the basement. The visible area of the crawl space was dry at the time of the inspection.

The crawl space is not ventilated but is open to the basement and a vapor retarder is not installed. A vapor retarder is not required in the crawl space if the floor is finished. The living space above the crawl space is insulated. There were no major visual defects noted in the crawl space.

There was a small vertical hairline settlement crack noted on the left wall was stains or potential previous signs of seepage; there was also some efflorescence present along the front wall to floor sections, indicative of high levels or moisture or humidity presence; while there were no active signs of moisture intrusion or penetration; recommend on-going monitoring for seepage or leakage; recommend placement and use of a dehumidifier in the basement and crawlspace for improved dampness and humidity control; additional consultation or advisory is recommended from a reputable concrete or water proofing contractor.



**FLOOR STRUCTURE**

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. There were 4x10-inch steel flange and buit-up wood center beam sand 6x6 -inch wood posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

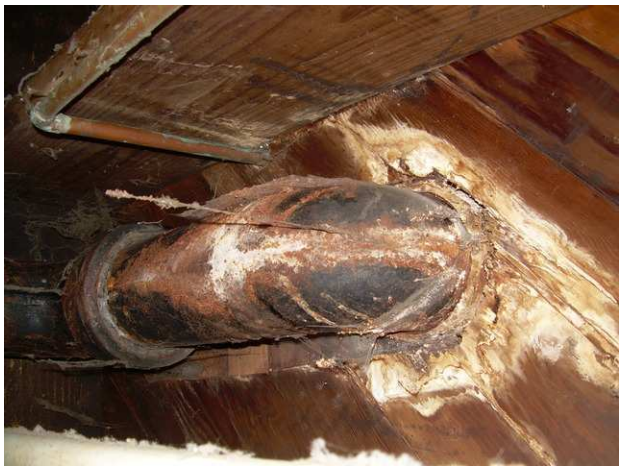
**PLUMBING**

The visible water supply lines throughout the home were copper and galvanized pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of cast iron, galvanized & pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was above average. Water pressure was tested at an outdoor sillcock and found to be 80-84 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were no major visual defects observed in the visible portions of the plumbing system.

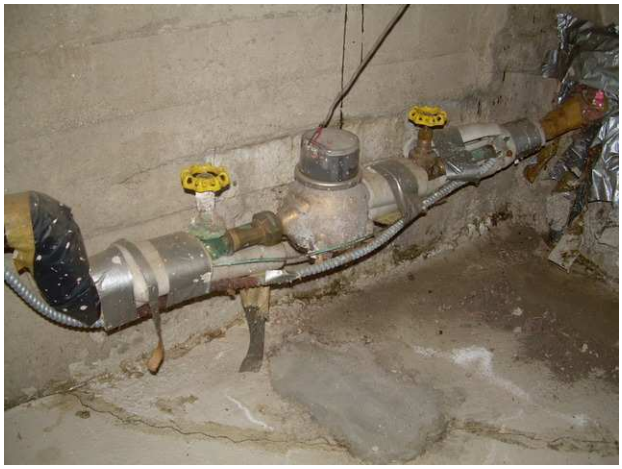
The upper section of a main drain stack in the rear basement ceiling was rusted at the time of the inspection. Consult with a qualified plumber for repair.



**WATER METER**

The water meter was located in the crawlspace. The main water shutoff valve for the home was located adjacent to the water service entry point in the crawl space. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

Generally accepted wiring methods, as well as some local codes require the installation of a ground jumper from one side of the water meter to the other. The purpose of the jumper is to ensure the integrity of the cold water ground connection. The water meter ground jumper was not installed at the time of the inspection. Installation of a ground jumper is recommended. Consult with a qualified electrician.



**GAS METER**

The gas meter was located in the front yard. The main gas valve is usually located at the gas meter and requires a wrench to operate. All visible and readily accessible valves and fittings are tested for leaks using an electronic gas leak detector. No leaks were detected. There was no noticeable odor of gas detected at the time of the inspection.

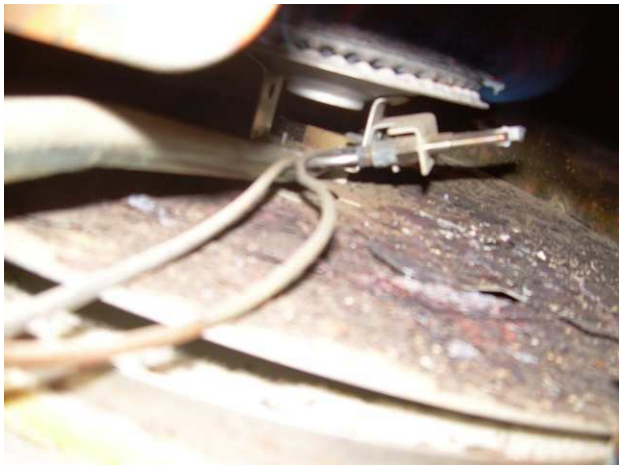
There wasn't any sump pump located in the basement or crawlspace.

## WATER HEATER

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by A. O. Smith, model number FCG40246 and serial number MC990049324S19. Information on the water heater indicated that it was manufactured almost 14 years ago.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

There was dirt and some rust in the burn chamber and on the burner with higher than normal orange flame presence during ignition and burn cycles; recommend a clean and check service by a licensed plumber or HVAC contractor.



## ELECTRIC SERVICE

The overhead electric service wire entered the home on the rear wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded copper rated for 110 amps.

The service wire entered a Challenger service panel, located on the basement wall with a 100 amp and 120/240 volt rated capacity. The main service disconnect switch was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

Corrosion was observed in the main electric panel on one of the main service wires from the meter. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel.

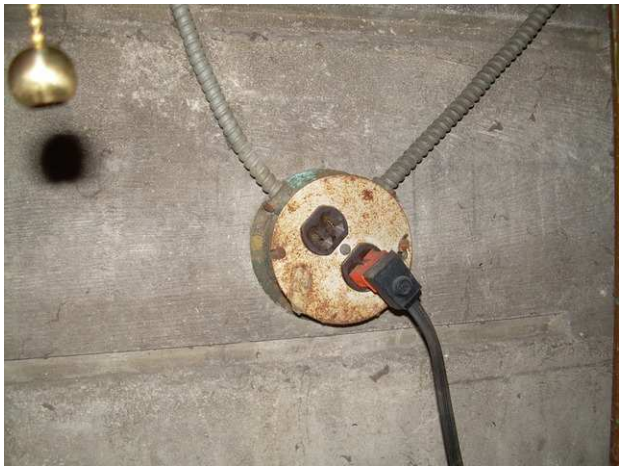

The visible house wiring consisted primarily of the rigid conduit and Bx type and appeared to be in fair to good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

Recommend consideration to place a ground rod with minimum 8 American wire gauge (Awg) copper to the exterior meter panel wire on the exterior for updated and safety purposes.

Recommend placement of an 8 Awg jumper wire around the water meter for safety and precaution purposes.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. Some of the present and tested GFCIs were tested and found to be functional. The present and tested GFCIs were tested and found to be functional. A non-functional GFCI should be replaced by a qualified electrician.

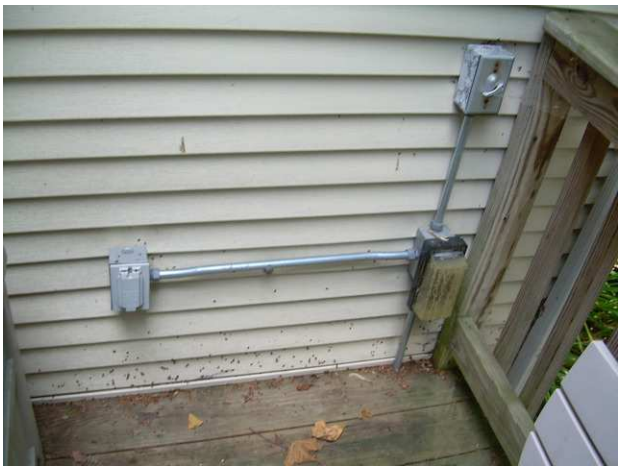
Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

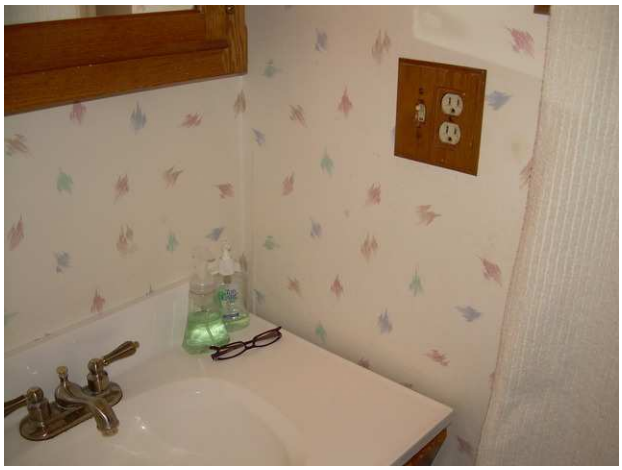


Recommend GFCI's for any receptacles within 6 feet of a water faucet/sink/supply, on the exterior, in bathrooms, kitchens, whirlpool/jetted tubs, and at least one in the garage for safety and compliance purposes.

There was a switched covered 20 Amp receptacle on the deck that wasn't GFCI protected; recommend GFCI protection repair or placement of safety and compliance purposes.

There weren't any GFCIs in the bathroom, kitchen, or by the basement utility sink; recommend GFCI placement or repairs for safety and compliance purposes.





The electrical service appeared to be adequate but outdated by today's standards. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

Given the number and type of electrical issues noted during the inspection, it is our recommendation that a qualified electrician be consulted to perform a complete evaluation of the entire electrical system and make all necessary repairs.

## SMOKE ALARMS

There were smoke alarms found in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

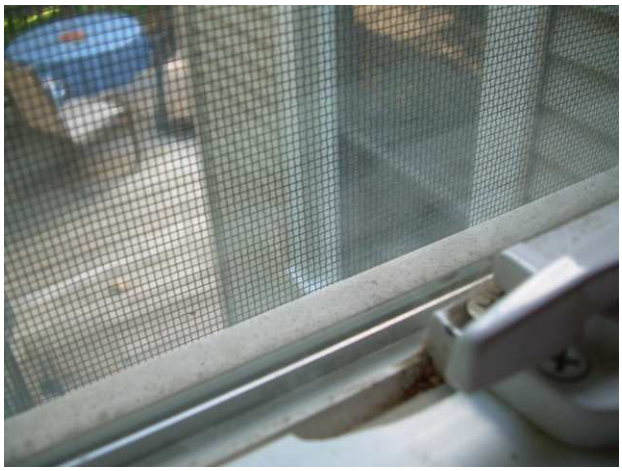
The HomeTeam recommends installing a carbon monoxide detector as an additional safety device. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance.

NOTE: As of January 1, 2007 Illinois State Statute requires placement and use of Co sensors within 15 feet of any bedroom on any level of a residence.

## WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, double hung and slider style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

One of the first level windows had a small crack or gap around the lock or latch that was damaged and in need of repair.



The interior wall and ceiling surfaces were finished with drywall, some paneling, and some accoustic ceiling tiles. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

## LIVING AREA

The first level consisted of a kitchen, a dining room, a living room, two bedrooms , and a full bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. There were no major visual defects observed on the first level.

## KITCHEN

The visible portions of the kitchen cabinets and counter tops were in fair condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

One or more sections of the kitchen counter tops are not secured to the base cabinets. Consult with a qualified contractor for proper attachment of the counter tops.

The Tappan natural gas free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Broan range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Frigidaire refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

## DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be functional and adequate for venting to the exterior of the home.

The General Electric clothes washer and electric dryer were inspected and did appear to be functional.

## SECOND LEVEL

The second level of the home consisted of one bedroom. There were no major visual defects observed on the second level. The second floor stairway was inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

## HEATING SYSTEM

The heating system was inspected by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below:

The home was heated by Burnham natural gas boiler, serial number 17451591, model number P205BWNS which is approximately 18 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 205,000 BTUH.

Recommend annual cleaning prior to heating seasonal use as part of routine normal homeowner maintenance.

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.

There weren't any condensate lines present; there wasn't any central air conditioning system present.

The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The heating system was found to be functional, but was in need of service or maintenance..

The boiler does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

The following was noted:

- the water inlet valve to the boiler leaks and is in need of service or repair
- the overflow leg from the T&P valve was not long enough and should be changed to be about 4 inches from the floor for safety and compliance purposes
- upon arrival the pressure was 20psi with a termperature of 50 degrees, both abnormal readings for a boiler system not in an active state of operation; during the operation of the system, the pressure rose to 35psi and a temperature of 180 degrees; the pressure exceeds that of the T&P valve which is 30psi, but it didn't release; it is recommended that the system be cleaned, checked, and serviced by a reputable HVAC contractor prior to heating seasonal use

**AIR CONDITIONING**

There wasn't any central air conditioning or cooling system present at the time of inspection. While window or through the wall conditioners are excluded from the inspection agreement or report, the inspector did measure 54 and 51 degrees from the Polar Wind and Kenmore windows air conditioners, indicative of operationally functional cooling.

The only duct system is that of pipes for the hot water supply from the furnace to the respective copper based convectors or radiators with return pipes to the boiler. This is a single branched zone system. There will be normal temperature variations from room to room and level to level, most noticeable between levels.

The control for the heating and air conditioning system was a digital 24 volt thermostat located on the living room wall of the home. The thermostat was found to be in working order.

## REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Most recent advice is best:** There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."
There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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**SUMMARY:**

*This summary provides a simplified overview of the results of the July 16, 2013 inspection at 123 Fourth St, Townville, IL 60532. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we'verecommended must be performed prior to the conclusion of the inspection contingency period.*

## Safety Concerns

- The ledger board for the deck is not stagger lag bolted to the main structure of the home. Generally accepted deck construction techniques require the deck to be bolted to the main structure of the home at regular intervals. While the ledger boards appear to be stable, pocketed, or post supported, it is recommended that the ledger boards be stagger lag bolted every 24 inches for proper installation, safety anc compliance purposes. Consult with a qualified contractor to anchor the deck to the home with bolts.
- Vermiculite type insulation was noted in the attic. Vermiculite ore from some sources is known to contain asbestos minerals however, not all vermiculite type insulation contains asbestos. The presence of asbestos cannot be confirmed without professional testing. The EPA recommends that you do not disturb the insulation. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make into the attic and shortening the length of those trips can help limit exposure. The EPA strongly recommends that homeowners make every effort not to disturb the vermiculite insulation in their attics. If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos and safely remove the material. More information on vermiculite can be found on the EPA web site: http://www.epa.gov/asbestos/pubs/verm.html
- The installation of safety cables in the garage door springs will prevent a breaking spring from flying and possibly damaging objects in its path. The cables are inexpensive and easy to install and can be purchased at any home improvement store.
- There was no handrail on the stairs leading to the basement. This can be a safety concern. Local building codes may also require the installation of a handrail.
- Corrosion was observed in the main electric panel on one of the main service wires from the meter. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel.
- Recommend consideration to place a ground rod with minimum 8 American wire gauge (Awg) copper to the exterior meter panel wire on the exterior for updated and safety purposes.
  Recommend placement of an 8 Awg jumper wire around the water meter for safety and precaution purposes.
- Recommend GFCI's for any receptacles within 6 feet of a water faucet/sink/supply, on the exterior, in bathrooms, kitchens, whirlpool/jetted tubs, and at least one in the garage for safety and compliance purposes.
- Given the number and type of electrical issues noted during the inspection, it is our recommendation that a qualified electrician be consulted to perform a complete evaluation of the entire electrical system and make all necessary repairs.
- NOTE: As of January 1, 2007 Illinois State Statute requires placement and use of Co sensors within 15 feet of any bedroom on any level of a residence.

## Minor Defects

- There was poor drainage and a negative slope present towards the patio; the bricks were deflected or in need of adjustment or repair; recommend grade adjustment and improved drainage repairs to avert further deterioration or moisture allowance or aggregation towards or around the house and its foundation.
- There was one or more cracks with trip hazards found on the walkways around the house. These are defined as two surfaces with at least a 1/4 inch deflection. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.
- The right front side concrete stairs had several cracks in need of patch or repair to avert further

deterioration.
The right front side stairs were missing a guard and handrail. Recommend placement for proper installation, safety, and compliance purposes. It should be noted that there were several irregular steps present with rise and run shorter than normal distances (rise: 8-81/4 inch, run: 81/4-9 inch) which will challenge normal or anticipated walking or navigation.

- The area way retaining wall at the steps leading to the right front entry way is subtly leaning inward with cracks present. There were some vertical earth pressure type cracks observed in the wall. This condition is most often associated with soil and / or water pressure. The displacement occurs incrementally as the wall yields to horizontal earth pressure. The wall was stable at the time of the inspection. Repairs to the wall should be considered with on-going monitoring for additional movement, deterioration, or a need for repairs..
- All the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least four to six feet from the base of the foundation.
- Standing water was noted in the rear gutter. The standing water appears to be caused by improper pitch, a low spot, or debris build up and vegetation growth presence. This condition could cause the gutter to overflow in the affected area during periods of heavy or extended rain. This may be of little to no consequence depending on conditions. Consult with a qualified contractor for further evaluation and recommendations.
- Insulation has been applied directly to some of the roof rafters in the attic storage or converted closet areas. Insulation applied directly to the roof deprives the roof deck of proper ventilation and can cause the roof to overheat resulting in shortened roofing life. Additionally, condensation can form between the insulation causing damage to the roof deck. The insulation should be removed from the roof rafters. Walls adjacent to or below the attic spaces should be insulated.
- Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.
- There was a switched covered 20 Amp receptacle on the deck that wasn't GFCI protected; recommend GFCI protection repair or placement of safety and compliance purposes.
  There weren't any GFCIs in the bathroom, kitchen, or by the basement utility sink; recommend GFCI placement or repairs for safety and compliance purposes.
- One or more sections of the kitchen counter tops are not secured to the base cabinets. Consult with a qualified contractor for proper attachment of the counter tops.
- The following was noted:
  - the water inlet valve to the boiler leaks and is in need of service or repair
  - the overflow leg from the T&P valve was not long enough and should be changed to be about 4 inches from the floor for safety and compliance purposes
  - upon arrival the pressure was 20psi with a termperature of 50 degrees, both abnormal readings for a boiler system not in an active state of operation; during the operation of the system, the pressure rose to 35psi and a temperature of 180 degrees; the pressure exceeds that of the T&P valve which is 30psi, but it didn't release; it is recommended that the system be cleaned, checked, and serviced by a reputable HVAC contractor prior to heating seasonal use

- The electric power to the door opener consisted of temporary or inappropriate wiring. The door opener should be powered by a permanently wired electrical outlet located in close proximity to the door opener. Consult with a qualified electrician to correct this issue.
- The upper section of a main drain stack in the rear basement ceiling was rusted at the time of the

inspection. Consult with a qualified plumber for repair.

- Generally accepted wiring methods, as well as some local codes require the installation of a ground jumper from one side of the water meter to the other. The purpose of the jumper is to ensure the integrity of the cold water ground connection. The water meter ground jumper was not installed at the time of the inspection. Installation of a ground jumper is recommended. Consult with a qualified electrician.
- One of the first level windows had a small crack or gap around the lock or latch that was damaged and in need of repair.

## Maintenance Items

- Extensive plant growth was observed aroundt the home and over the left rear of the roof. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.
- The deck was in need of cleaning and stain applications.
- Sealing the driveway with an asphalt driveway sealer will help extend the life of the driveway.
- There was a drainage channel in front of the garage for improved drainage and moisture aversion or aggregation purposes which did appear to be in good condition at the time of inspection; it is recommended that on-going cleaning or checking for any blockage or debris be part of routine homeowner maintenance.
- All of the gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof drainage water to drain at the base of the foundation, causing basement water problems. The gutters should be cleaned.
- There was dirt and some rust in the burn chamber and on the burner with higher than normal orange flame presence during ignition and burn cycles; recommend a clean and check service by a licensed plumber or HVAC contractor.