


ILLINOIS BUILDING INSPECTION, Inc.



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Jerry Simon, president

HOUSE INSPECTION REPORT

CLIENT: Ryan XXXXXXXX

INSPECTION ADDRESS: 9254 XXXXXXXX Court Frankfort, Illinois

DATE OF INSPECTION: October 21st, 2008

TIME: 7:30 AM until 10:00 AM

REPORTED BUILDING AGE: 2007

How to Read This Report

MAJOR REPAIR Problems that I think are likely to cost more than \$500.00 to remedy.
(Bear in mind that bids from contractors often vary widely.)

MINOR REPAIR Problems that I think are likely to cost less than \$500.00 to remedy, and regular maintenance items. These include conditions that you might ignore if you were already living in the house.

SAFETY CONCERN These are conditions that are a real threat to safety or health, regardless of costs to remedy.

INVESTIGATE FURTHER Conditions warranting further investigation by a specialist, including conditions that require destructive/invasive inspection, engineering, or analysis beyond the scope of this visual inspection. Often, you'll want to get cost estimates for deficiencies listed in this report.

FYI A general explanation of conditions. Things you may or may not want to act on immediately. Also, you can find some useful suggestions in these sections.

There is a Summary Section at the end of this Report.

CONDITIONS DURING THE INSPECTION	3
ROOF	4
ATTIC	6
GARAGE	7
GRADING NEAR HOUSE	9
EXTERIOR WALLS AND TRIM	9
DRIVEWAY, PORCHES/STOOPS, WALKWAYS	10
WINDOWS AND EXTERIOR DOORS	10
BASEMENT	11
ELECTRICAL SYSTEM	12
PLUMBING SYSTEM	14
HEATING AND AIR CONDITIONING SYSTEM	16
INTERIOR	20
FIREPLACE AND CHIMNEY	22
APPLIANCES	23
MISCELLANEOUS ITEMS	25
SUMMARY	26
END OF REPORT	30

Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission, other than by the Client, is a violation of federal copyright law. **Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement.** Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of practice of both the State of Illinois and the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

I do not operate systems or components that have been shut-down. Items are most often shut-down for very good reasons and/or for safety concerns. For instance, an electrical circuit breaker may be turned off because of an electrical problem. Turning on the breaker could pose a shock or a fire hazard. Again, things are usually off for a good reason. I'll identify any such items in the report and recommend they be inspected when they're up and running.

Conditions During the Inspection

The inspected property is a two-story house with a full basement.

The buyer and his real estate agent were present.

The house was completely vacant.

The weather was cool and sunny. The outdoor temperature during the inspection was about 50 degrees.

The soil was dry. It hasn't rained in the past week.



ROOF¹

ROOF AREA: HOUSE AND GARAGE

The roof is constructed of conventional rafters sheathed with plywood.

The roof type is hip/gable combination.

The roof was examined by walking on it.

The roof covering is asphalt shingles (one apparent layer). Based on visible wear, its age was estimated to be one to two years.

Gutters are installed on the house.

Two skylights are installed.

Observations and Recommendations

The roof flashings were observed. The flashings are in need of repair; see notes below.

Based on the condition of the roof covering, I estimate that the roof covering is in the first third of its typical expected lifespan.

The shingle tabs are sealed down.

The roof decking felt solid underfoot.

A metal flue chimney was observed. The chimney is in adequate condition.

I couldn't inspect the interiors of any of the plumbing stacks due to safety concerns (I didn't want to fall off the roof).

The gutters are properly sloped. I saw minimal corrosion.

The skylights are in adequate condition.

Minor Repair Exposed nail heads found at the base of vent flashings &/or at the end-ridge shingles can corrode and may allow leakage. These exposed nail heads should be dabbed with sealant to prevent or arrest corrosion.

See picture on next page...

¹ This report is not intended to be conclusive regarding the lifespan of the roofing system or how long it will remain watertight in the future. Nothing in the inspection of report constitutes a warranty, guarantee, or policy of insurance. I strongly advise you to ask the Seller, point blank: "Has the roof ever leaked?" If it has, you'll want to know when, where, and if repairs were done. All roofs require periodic maintenance to achieve typical life-spans; and, all roofs should be inspected annually.

These such exposed roofing nail heads...



Minor Repair The gaps either side of the small roof section above the rear sliding door need to be sealed with metal flashing to prevent leakage.

The gaps are at these two lower roof corners...



Minor Repair On the hip-ridge at the NW quadrant of the upper roof, a damaged ridge roof shingle needs to be replaced.

Here...



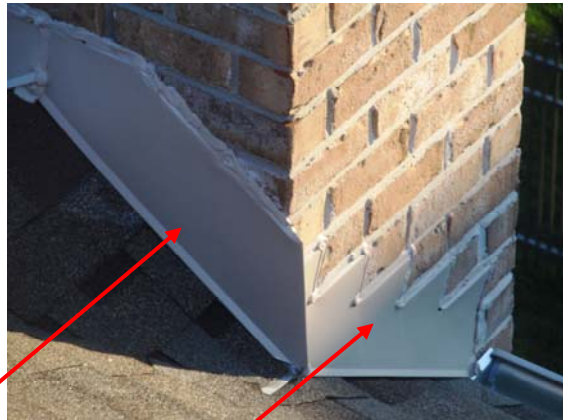
Minor Repair A few (three or four) of the roof shingle nails are popping-up through the shingles above, and these punctured shingles will allow leakage. Have the up-lifting nails & nail holes patched. Where? In a few spots of the roof...a roofer will easily see such nails within a few seconds of looking around.

Popped nails like this one...



FYI The back (west) face of the masonry chimney is not properly sealed with metal flashing. The upper edges of the flashings are not *stepped*, and this will allow leakage. The flashing needs to be removed and replaced with proper step-flashing. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way. Talk with a roofing contractor about what it will take and cost to address this.

This flashing...



Ironically, the sides of the chimney are properly flashed with step-flashing...

ATTIC

Description

The attic was entered through the access opening in the hall.

The attic was examined by walking through it.

The attic is insulated with cellulose

Ceiling insulation R-value is estimated to be 30. (R-value is the ability to resist the movement of heat. Higher numbers are better. Modern standards usually call for at least R-30 coverage, while R-38 is ideal for this climate.)

Observations and Recommendations

The condition of readily visible framing elements in the attic is adequate. Roof sheathing and framing were examined for signs of deterioration. None was found.

No structural damage was observed in the readily visible portions of the wood framing in the attic.

Attic ventilation is provided by soffit and pod vents.

Attic ventilation appears to be adequate.

I saw no evidence of leakage in the readily accessible areas.

The insulation is considered adequate for this climate.

GARAGE

Description

The house has an attached garage.

The garage wall framing is covered with drywall or other material and is not visible.

The framing in the garage ceiling is covered with drywall or other material and is not visible.

The garage attic was entered through the ceiling scuttle hole.

The garage floor was readily visible.

The garage overhead doors are metal.

Both doors have automatic openers. The openers have automatic electric eyes to reverse the door when an object crosses the doors' paths. These are child-safety features.

Observations and Recommendations

Garage door safety tips: The garage overhead doors are the largest moving objects in the house. Operation of the safety mechanisms should be verified monthly. Test the reversing mechanisms by lying a 2x4 block of wood flat on the floor and closing the doors on the blocks. The doors should reverse. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended.

The garage doors were operated and found to be functional. Hardware fastening together and supporting the doors appears to be in adequate condition.

The garage overhead doors were checked for proper balance (the doors should stay open at any height). The doors are balanced.

The “electric eye” beams were found to be functional. The doors reversed when the beams were interrupted.

The framing in the garage attic is in adequate condition.

The garage floor has normal cracks.

Safety Concern There is supposed to be a Child Safety Warning Label for the garage overhead door’s automatic opener posted right next to the opener’s control button. The missing warning label should be obtained and posted.

This is what the label looks like...



Safety Concern The garage-to-house door has special spring-loaded hinges. Should an automobile ever be warming-up inside the garage, these hinges prevent this door from staying in the open position and allowing **poisonous carbon monoxide** to enter the dwelling. However, these hinges don’t work. A carpenter should adjust, repair or replace these hinges.

FYI Mold is growing on the back garage wall by the garage-exterior door. Nothing outside appears to be allowing leakage that’s promoting the mold growth; I think someone stored something damp up against this wall. Wash the mold off with bleach.

Here...



GRADING NEAR HOUSE

Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof gutters and downspouts should be directed away from the foundation for the same reason.

Observations and Recommendations

The grading around the house is adequate.

EXTERIOR WALLS AND TRIM

Description

The exterior walls are constructed of wood frame.

The primary wall cladding on the house is brick.

Some areas are clad with cement board (simulated wood).

Soffits and fascia are constructed of aluminum.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the house. They were found to be in adequate condition save for some lintel problems; see notes below.

The exterior surfaces have no signs of movement that would indicate significant foundation or other structural movement.

The soffits and fascia were found to be in adequate condition.

Minor Repair The steel lintels (angle-irons) above the doors and windows only have their protective factory prime coat applied. Unless these lintels are finish-painted, they will eventually corrode, expand, and damage the adjacent masonry.

Minor Repair Weep holes were not installed atop and along the steel lintels above the two garage overhead doors. This can lead to leakage damage behind the brick above the lintels. Have the missing weep holes drilled into the brick.

Safety Concern Sturdy, protective metal grates need to be installed outside atop the two west basement window wells. Do not rely on the ill-fitting plastic well covers to prevent a child from falling into the window wells.

DRIVEWAY, PORCHES/STOOPS, WALKWAYS

Description

The driveway is constructed of concrete. Walks are constructed of concrete. The front porch is concrete.

Observations and Recommendations

The driveway, walks, and steps are in adequate condition. I saw typical minor cracks.

WINDOWS AND EXTERIOR DOORS

Description

The windows are casements.

The windows have insulated glass.

The front door is fiberglass. The sliding door is clad wood. The garage-exterior door is metal.

Observations and Recommendations

Doors and random windows were operated and found to be functional. The front door needs some work, though; see notes below.

I didn't see any fogged or cracked window panes.

I didn't see any fogged or cracked sliding door glass panes.

Minor Repair The lock/latch-keeper for the sliding door screen needs to be installed.

Minor Repair The gaps under the front entry door and under the front door threshold need to be sealed to prevent air & water leakage.

Down here...



BASEMENT²

Description

The foundation walls are constructed of poured concrete.

The walls are not covered. They are readily visible.

The basement floor is concrete.

The basement columns are steel tubes.

The floor structure of the house is conventional wood framing with steel beams.

A sump pump is present to remove excess water.

An ejector pit containing an ejector pump is present in the basement.

Observations and Recommendations

Signs of past water entry were not observed in the basement.

(Determining whether or not water entry has occurred is often difficult during a one time inspection, particularly if walls are finished or have been recently painted. Almost all basements suffer from water entry at one time or another.)

² This report reflects conditions that were apparent at the time of the inspection, and includes no predictions on whether or not the basement will eventually get wet. It's impossible for me – or anyone else – to make an accurate long-term prediction. I strongly advise you to ask the Seller, point blank: "Have you ever seen water in the basement? If so, when and how much?"

The basement has at least one fully-functional escape window present.

The basement floor is in adequate condition; typical cracks are present.

The basement foundation walls are in adequate condition; typical, normal cracks were observed.

The basement ceiling framing is in adequate condition.

The foundation sill plates have their anchor bolt fasteners attached, and the fasteners were found to be tightened-down.

The sump pump tested as functional.

The ejector pump tested as functional.

After running a lot of water about the house, I checked the visible plumbing waste pipes in the basement looking for leaks. None were observed.

Safety Concern The lid for the ground-water sump pit should be fully sealed to the top of the sump pit. This will help prevent unhealthy radon gas from entering the house, and it's a child-safety measure.

FYI If a backup ground-water sump pump system is not already installed, or even if a battery powered system is installed, I recommend installing a backup pump that's powered by the municipal water supply. Batteries can leak acid, they require maintenance, and they can even explode. One place to find such a system is at <http://www.radonseal.com/pumps/water-powered-pumps.htm>

ELECTRICAL SYSTEM

Description

The 120/240 volt, 200 amp service enters the house from underground.

The main service panel is located in the basement. The main panel contains circuit breakers.

The main disconnect is a 200 amp circuit breaker located in the main panel.

Service grounding connections were observed at a metal water pipe.

I didn't find any sub-panels.

The readily visible wiring is copper in rigid and flexible metal pipe.

Receptacles are the modern three-slot grounded type.

Smoke detectors were observed in appropriate locations.

Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. I recommend that you have a licensed electrician perform annual inspection and maintenance.

I inspected the interior of the main electrical panelboard. The interior of the main panel is in adequate condition.

I tested a random number of receptacles using a testing device. Accessible receptacles tested as being properly wired and grounded.

Light switches and permanently installed light fixtures were tested. I found them to be in adequate condition. A light fixture is missing, though; see notes below.

Electrical ground-fault devices tested functional using a testing device.

The ceiling fans were checked for proper grounding, operation and balance. The fans are in adequate condition.

Safety Concern The missing light fixture in the garage attic needs to be installed. (The live, bare electrical wires sticking out of the electrical light-box in the attic pose both a shock and a fire hazard.)

These live electrical wires...



Minor Repair The electrical steel bonding clamp on the copper water pipes right above the water softener needs to be replaced with a copper electrical bonding wire. The steel clamp connected to the copper water piping can promote galvanic corrosion and water pipe leakage.

This bond clamp...



Safety Concern The electrical wall receptacle located above the master bathtub needs to be moved, now, so it's not located above the tub. Locating an electrical wall receptacle above a bathtub poses a shock hazard (for obvious reasons).

This receptacle... (stupid, stupid, stupid).



Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

The waste system is municipal sewers.

Readily visible plumbing supply pipes are copper.

Readily visible waste pipes are PVC plastic.

The gas-fired 50-gallon water heater is located in the basement.

I estimate the age of the water heater to be one year old.

A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping was found in the basement.

The main sewer cleanout is located in the basement.

The main gas shut-off is located at the exterior gas meter.

Observations and Recommendations

The readily visible supply piping system is in functional condition.

The readily visible drain piping system is deficient; see notes below.

A lot of water was run through all fixtures and drains. Adequate functional flow was observed.

Drainage problems were observed; see notes below.

Toilets were flushed multiple times and all properly evacuated. The toilets are secure to the floors. Leakage was not observed.

I filled up the whirlpool tub, I ran the motor, and proper operation was observed. I looked for and didn't see any leakage under the tub when I was done filling, running, and draining the tub.

The main sanitary sewer cleanout cap was removed. Sewer line problems were observed; see notes below.

The readily accessible gas lines were checked by more-than-gently pushing/pulling on them. The lines were secure. I also didn't smell any gas leakage (and I'm very sensitive to the mercaptin that's added to natural gas so one can smell leakage).

All fixtures were operated. All fixtures were functional.

(Your main water shut-off valve and shut-off valves under sinks, if present, are not operated. Even if the valves are only a few years old, they tend to seize-up and don't readily operate. Many don't operate at all. Ones that still operate tend to leak when opened and closed. If you want to know if these valves work, have the seller demonstrate such. If shut-off valves are not present under the sinks — common in many homes and condominiums — you should consider having them installed; newer-style valves have much improved functionality.)

Hose faucets were checked for flow and leakage. The faucets are in adequate condition.

Hot water was present at all fixtures on the correct side of the fixture.

The temperature of the hot water was 120 degrees. The temperature is within the safe range.

Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. I do not test these valves.

The water heater flue pipe is in adequate condition. The flue is properly pitched, minimal corrosion was observed, a proper draft was observed, and the flue pipe joints are secured with screws.

I could not observe the water heater burner; this heater has a sealed combustion area.

Tile walls in the tub(s) and/or shower(s) were more-than-gently tapped to test for signs of deterioration. None were observed. The tiled walls are in adequate condition save for some missing caulking; see notes below.

Adequate bath ventilation was observed (operable fans or windows).

Minor Repair Cracked vertical-corner grout joints in the tiled walls surrounding the tubs and showers should be caulked to reduce water penetration and the possibility of deterioration. (Note: The wall substrate behind the tiles was more than gently tapped to check for substrate moisture damage; none was detected.)

Cracked-open corners like this one...



Major Repair There is quite a bit of standing water inside the main underground sanitary sewer line (seen by removing the main sewer line cleanout cap and looking into the underground sewer line). This main underground sanitary sewer line obviously lacks the necessary and required pitch/slope to ensure proper line drainage (minimum line pitch/slope is $\frac{1}{4}$ " per running foot). Have the sewer pipe dug-up and properly re-installed. If you don't, expect to have sewer line clogging problems.

Maintenance The horizontal water lines around the outside of the whirlpool tub do not usually fully drain. As a result, bacteria and scum can develop in these lines. This may pose some health risk. The tub and lines should be cleaned on a regular basis in accordance with the manufacturer's cleaning instructions.

HEATING AND AIR CONDITIONING SYSTEM

Description

The heating system for the entire house, located in the basement, consists of a gas-fired hot air furnace.

The heating system capacity is 100,000 BTU's.

The heating system is estimated to be one year old.

The air conditioning system for the entire house is a straight cool split-system.

The estimated size of the system is four tons.

The estimated age of the cooling system is one year old.

Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 10 - 20 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

I recommended that all equipment be serviced at least once a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

Combustion System:

The supply of combustion air appears adequate.

The flue draft was observed during operation and found to be adequate.

The condition of the flue is otherwise deficient; see notes below.

The induced draft fan was observed running during inspection. The fan is functional.

Burners were observed during operation and are clear in adequate condition.

The flame was observed during operation. The flame is normal.

Furnace clearance to combustibles was observed and is adequate. Be sure to maintain clearance from combustibles for safety reasons.

The blower motor properly functioned. The blower wheel vanes are clean.

The heat exchanger is the chamber in the furnace where combustion takes place. The heat exchanger separates the house air and the combustion air. When cracks or holes develop in the heat exchanger, potentially toxic gases can mix with the house air. Replacement of the furnace is required at that time as replacement is not practical or cost effective. The average life span is twenty years. The presence of holes or cracks usually cannot be determined during a house inspection; the furnace would have to be taken apart by a heating technician to be sure if indeed holes or cracks are present, and such is beyond the scope of this visual inspection. The heat exchanger could not be examined due to configuration of the furnace. Condition is unknown and specifically excluded from the inspection and report.

The fan limit switch was not tested during inspection. It's an internal, inaccessible type switch.

Safety Concern Part of the furnace flue piping is lacking the safe and required (minimum) 1/4" rise per running foot, posing a carbon monoxide hazard. The flue piping should be re-pitched so as to have at least 1/4" rise per running foot.

See picture on next page...

This back-pitched furnace flue pipe...



Safety Concern Up in the attic, part of the double-wall furnace flue pipe is lacking the safe and required 1" clearance to the combustible wooden roof decking near the flue pipe. The heat from the hot flue pipe dries out the combustible material and lowers its kindling temperature (pyrolysis). This poses a fire hazard. Safe and proper clearances should be attained ASAP.



This roof plywood is way too close to the hot flue pipe...

FYI Have the toxic pool of slime — I mean the humidifier — on the furnace removed or disconnected. Humidifiers can provide an environment conducive for unhealthy bacterial growth, and then the furnace blows such about the house. Also, I've seen a lot of furnaces suffer significant damage from excess moisture that can be produced by some humidifiers. Again, have it removed or disconnected, and use a portable humidifier instead (one that can be cleaned/disinfected on a regular basis).

FYI When I was done checking the furnace, I left the furnace turned off, at the thermostat, as I found it. (It's getting cold...someone ought to turn on the furnace.)

Central Air Conditioning:

Investigate Further The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. I cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. I recommend you have the system checked by a qualified contractor prior to closing (if the weather permits....outside temperatures should be above 60 degrees for at least a few hours before you can safely operate the system).

Ductwork:

Minor Repair The heating duct for the west living room and dining room floor registers is not, at all, properly installed. You can see the poor (idiotic) duct installation down in the basement ceiling below the floor registers. Have a *qualified* heating contractor properly re-install the ductwork.

You can see the poor ducting up here...



Minor Repair The heat duct was never installed for the kitchen's sink-cabinet toe-kick register, nor was the toe-kick register. The kitchen is not heated. Have the missing ductwork and register installed. (A hole was cut in the basement ceiling to accommodate the ductwork, but again, the ductwork and register were never installed.)

Here's the hole in the floor, for the missing duct...



Here's where the missing kitchen cabinet toe-kick heating register belongs...



Investigate Further I found adequate air-flow to some of the floor heat registers, and I detected very little air flow to other registers. Consult with a heating technician about what it will take and cost to improve the air flow.

FYI With regards to the above heating and ductwork items, they suggest much of this work was perhaps done by a blind monkey. Point being, expect less-than-ideal, if not worse, heating and cooling conditions about the house.

Maintenance Filters should be cleaned or changed on a regular basis. This helps keep the system and the house clean and reduces operating costs.

INTERIOR

Description

The walls and ceilings are drywall.

Ceilings are supported by floor and ceiling joists.

Floors are wood and carpet and tile.

Interior cabinets are wood.

Observations and Recommendations

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

Larger than normal cracks suggesting significant structural movement were not observed.

I cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Walls and ceilings were found to be in adequate condition.

Water stains were not observed on ceilings below the baths and/or below the kitchen, this after running a lot of water in the baths and the kitchen.

I didn't see any water stains under or around the skylights.

Interior floors were found to be in adequate condition.

Interior cabinets were found to be in adequate condition.

Interior doors were found to be in adequate condition except as noted below.

Minor Repair The tops and bottoms of the interior doors should be painted. If not, the raw edges can allow the doors to absorb moisture in humid weather, and this can cause the doors to swell-up and *stick*, and it can cause the doors to warp. Most door manufacturers will not warrant partially painted doors.

Minor Repair The master bedroom door is already warped (see above item).

Stairways:

The basement stairway is in mostly adequate condition. The riser heights and tread widths are consistent (within 3/8"), a handrailing is present, and the headroom is adequate. The basement stairway has other unsafe conditions, though. See items listed below.

The main stairway is in adequate condition. The riser heights and tread widths are consistent (within 3/8"), a handrailing is present, and the headroom is adequate.

I more-than-gently pushed on the stair handrails and the side protective railings; the rails and railings are secure.

Safety Concern The nail points sticking out underneath and around the basement stair landing pose a safety hazard, especially for children who tend to play under basement stairs.

FIREPLACE AND CHIMNEY

Description: Family Room Fireplace

The chimney is masonry. The chimney has a spark arrestor.

The fireplace is constructed of masonry. The fireplace has a damper.

Observations and Recommendations

The chimney and fireplace were examined visually. A fire was not started (unless gas-logs are installed...those were started if present). No comment can be made on the efficiency or operation of wood fires.

Chimneys cannot be fully inspected as part of a house inspection. The interiors of flues and chimneys cannot be reliably observed from the fireplace or roof. Areas that are visible are usually covered with soot.

The readily visible areas of the chimney are in adequate condition.

The conditions of the readily visible areas of the fireplace are deficient; see notes below.

I probed the inside of the firebox for masonry deterioration; none was observed.

The damper is in functional condition.

The flue was observed from the firebox. The readily visible areas of the flue appear to be in adequate condition, however a more invasive inspection is recommended; see notes below.

A hearth extension of adequate size was observed.

I more-than-gently pushed and pulled on the fireplace mantle; the mantle is secure.

Safety Concern The temporary wooden form used to construct the fireplace hearth was never removed from underneath the fireplace after the fireplace was completed. Wood remaining below a fireplace poses a fire hazard. The heat from fires dries-out the wood and lowers its kindling temperature (pyrolysis) and a spark or an ember falling through the ash-dump door or through a crack in the masonry could easily ignite this form. The fireplace should not be used until the wooden form is removed. (This is going to require a fair amount of work as masonry blocks down in the basement will have to be removed to get the wood form out.)

See picture on next page...

This wood form (picture taken with a camera stuck into the fireplace ash-dump cleanout chute down in the basement).



Safety Concern It's a good idea to hide the key for the fireplace gas control so children cannot have access to the key (once gas logs or a gas log-starter is installed).

Investigate Further The National Fire Protection Association recommends that a Level II inspection be performed whenever a house is sold. This involves, among other things, the inspection of the interior of the fireplace flue using a video camera. I recommend you contact a qualified fireplace inspection company to perform this inspection. Such an inspection could reveal dangerous fire hazards that can't be seen by simply looking up into the flue chimney. One place to find a qualified chimney/fireplace inspector is at <http://f-i-r-e-service.com/mainframe.html>

Maintenance It is important that a fireplace flue be cleaned on a regular basis to prevent a buildup of creosote in the flue, which can catch fire. I recommended that the flue be examined and cleaned if needed before use each year.

APPLIANCES

Description

Per the Inspection Agreement, I inspect the built-in appliances only. The appliances were inspected by operating the appliance using the normal operating controls as you would under every day use. I inspected these appliances by turning them on briefly, save for the dishwasher (if present). Dishwashers are run through a full cycle and afterward checked for leakage by removing the bottom panel and looking under the dishwasher. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliances. (For example, it is impossible to thoroughly check a washer and dryer without a load of clothes.) The inspection only determines whether or not the appliances run.

Observations and Recommendations

Dishwasher: Operated during inspection, found to be functional.

Microwave/Exhaust Fan: Operated during inspection, found to be functional.

And, while I only check built-in appliances, it was hard not to notice that:

Safety Concern The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.

Discovery of recalled appliances and other products is outside the scope of this inspection. For the latest information on recalls, visit <http://www.pueblo.gsa.gov/recallsdesc.htm#CP> and <http://www.cpsc.gov/cpscpub/prerel/prerel.html>

Dryer Maintenance: Adequate venting of your dryer is a priority. **Vents clogged with lint, or crushed or kinked vents can and do cause fires.** The vent should be cleaned of lint and debris at least twice a year. I recommend you clean this vent upon moving into the house. During a typical house inspection, I usually can't observe or evaluate any of the dryer venting. Often, the dryer blocks my view of the vent. In many if not most cases, much of the vent is hidden by finish materials (such as wallboard), and insulation.

I recommend that you make sure your dryer vent is made of proper materials, and is properly installed. You should do this before closing, when you have a good opportunity to observe the dryer vent. Here's why I make the recommendations: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. The duct joints should not be secured with screws; screw tips can trap lint. If metal duct is not available at the retailer where the dryer was purchased, check other locations such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct.

Source: CPSC Document #5022.

MISCELLANEOUS ITEMS

Observations and Recommendations

A Word about Mold and Other Indoor Air Contaminants

Susceptibility to mold and other contaminants has become an issue for some homeowners. There are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source.

If you have concerns about mold or other indoor air quality issues I recommend that you contact specialists in the field such as the CDC, the EPA and other experts.

For further information regarding the issues of mold and other indoor air contaminants I recommend that you visit the Center for Disease Control at <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm> and the Environmental Protection Administration at http://www.epa.gov/iaq/molds/i-e-r_plan.html

I can't see the vast majority of the exterior wall insulation. I did notice, though:

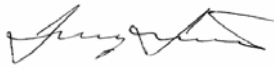
Investigate Further There is at least one substantial void in the exterior wall insulation under and behind the master bath whirlpool tub. If it gets cold enough for long enough, you run the real risk of having the tub water supply pipes freeze and burst and cause catastrophic flood damage. I don't know if this will be a Major Repair Item or a Minor Repair Item to correct; it could go either way. Talk with an insulation contractor about what it will take and cost to address this. Have the insulation void eliminated A.S.A.P.



The void in the exterior wall insulation is back under here (seen by looking into the tub access panel).

End, summary follows.

Inspector: Jerry Simon, president Illinois Building Inspection, Inc.



Illinois License #450.000114 Expires 11-30-2010

SUMMARY

1.	Minor Repair Exposed nail heads found at the base of vent flashings &/or at the end-ridge shingles can corrode and may allow leakage. These exposed nail heads should be dabbed with sealant to prevent or arrest corrosion.
2.	Minor Repair The gaps either side of the small roof section above the rear sliding door need to be sealed with metal flashing to prevent leakage.
3.	Minor Repair On the hip-ridge at the NW quadrant of the upper roof, a damaged ridge roof shingle needs to be replaced.
4.	Minor Repair A few (three or four) of the roof shingle nails are popping-up through the shingles above, and these punctured shingles will allow leakage. Have the up-lifting nails & nail holes patched. Where? In a few spots of the roof...a roofer will easily see such nails within a few seconds of looking around.
5.	FYI--- The back (west) face of the masonry chimney is not properly sealed with metal flashing. The upper edges of the flashings are not *stepped*, and this <u>will</u> allow leakage. The flashing needs to be removed and replaced with proper step-flashing. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way. Talk with a roofing contractor about what it will take and cost to address this.
6.	Safety Concern There is supposed to be a Child Safety Warning Label for the garage overhead door's automatic opener posted right next to the opener's control button. The missing warning label should be obtained and posted.
7.	Safety Concern The garage-to-house door has special spring-loaded hinges. Should an automobile ever be warming-up inside the garage, these hinges prevent this door from staying in the open position and allowing poisonous carbon monoxide to enter the dwelling. However, these hinges don't work. A carpenter should adjust, repair or replace these hinges.

8.	Minor Repair The steel lintels (angle-irons) above the doors and windows only have their protective factory prime coat applied. Unless these lintels are finish-painted, they will eventually corrode, expand, and damage the adjacent masonry.
9.	Minor Repair Weep holes were not installed atop and along the steel lintels above the two garage overhead doors. This can lead to leakage damage behind the brick above the lintels. Have the missing weep holes drilled into the brick.
10.	Safety Concern Sturdy, protective metal grates need to be installed outside atop the two west basement window wells. <u>Do not</u> rely on the ill-fitting plastic well covers to prevent a child from falling into the window wells.
11.	Minor Repair The gaps under the front entry door and under the front door threshold need to be sealed to prevent air & water leakage.
12.	Minor Repair The lock/latch-keeper for the sliding door screen needs to be installed.
13.	Safety Concern The lid for the ground-water sump pit should be fully sealed to the top of the sump pit. This will help prevent unhealthy radon gas from entering the house, and it's a child-safety measure.
14.	Safety Concern The missing light fixture in the garage attic needs to be installed. (The live, bare electrical wires sticking out of the electrical light-box in the attic pose both a shock and a fire hazard.)
15.	Minor Repair The electrical steel bonding clamp on the copper water pipes right above the water softener needs to be replaced with a copper electrical bonding wire. The steel clamp connected to the copper water piping can promote galvanic corrosion and water pipe leakage.
16.	Safety Concern The electrical wall receptacle located above the master bathtub needs to be moved, <u>now</u> , so it's not located above the tub. Locating an electrical wall receptacle above a bathtub poses a shock hazard (for obvious reasons).
17.	Minor Repair Cracked vertical-corner grout joints in the tiled walls surrounding the tubs and showers should be caulked to reduce water penetration and the possibility of deterioration. (Note: The wall substrate behind the tiles was more than gently tapped to check for substrate moisture damage; none was detected.)
18.	Major Repair There is quite a bit of standing water inside the main underground sanitary sewer line (seen by removing the main sewer line cleanout cap and looking into the underground sewer line). This main underground sanitary sewer line obviously lacks the necessary and required pitch/slope to ensure proper line drainage (minimum line pitch/slope is 1/4" per running foot). Have the sewer pipe dug-up and properly re-installed. If you don't, expect to have sewer line clogging problems.

19.	Safety Concern Part of the furnace flue piping is lacking the safe and required (minimum) 1/4" rise per running foot, posing a carbon monoxide hazard. The flue piping should be re-pitched so as to have at least 1/4" rise per running foot.
20.	Safety Concern Up in the attic, part of the double-wall furnace flue pipe is lacking the safe and required 1" clearance to the combustible wooden roof decking near the flue pipe. The heat from the <u>hot</u> flue pipe dries out the combustible material and lowers its kindling temperature (pyrolysis). This poses a fire hazard. Safe and proper clearances should be attained ASAP.
21.	Investigate Further The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. I cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. I recommend you have the system checked by a qualified contractor prior to closing (if the weather permits....outside temperatures should be above 60 degrees for at least a few hours before you can safely operate the system).
22.	Minor Repair The heating duct for the west living room and dining room floor registers is not, at all, properly installed. You can see the poor (idiotic) duct installation down in the basement ceiling below the floor registers. Have a <i>qualified</i> heating contractor properly re-install the ductwork.
23.	Minor Repair The heat duct was never installed for the kitchen's sink-cabinet toe-kick register, nor was the toe-kick register. The kitchen is not heated. Have the missing ductwork and register installed. (A hole was cut in the basement ceiling to accommodate the ductwork, but again, the ductwork and register were never installed.)
24.	Investigate Further I found adequate air-flow to some of the floor heat registers, and I detected <u>very</u> little air flow to other registers. Consult with a heating technician about what it will take and cost to improve the air flow.
25.	FYI---- With regards to the above heating and ductwork items, they suggest much of this work was perhaps done by a blind monkey. Point being, expect less-than-ideal, if not worse, heating and cooling conditions about the house.
26.	Minor Repair The tops and bottoms of the interior doors should be painted. If not, the raw edges can allow the doors to absorb moisture in humid weather, and this can cause the doors to swell-up and *stick*, and it can cause the doors to warp. Most door manufacturers will not warrant partially painted doors.
27.	Minor Repair The master bedroom door is already warped (see above item).
28.	Safety Concern The nail points sticking out underneath and around the basement stair landing pose a safety hazard, especially for children who tend to play under basement stairs.

29.	Safety Concern The temporary wooden form used to construct the fireplace hearth was never removed from underneath the fireplace after the fireplace was completed. <u>Wood remaining below a fireplace poses a fire hazard.</u> The heat from fires dries-out the wood and lowers its kindling temperature (pyrolysis) and a spark or an ember falling through the ash-dump door or through a crack in the masonry could easily ignite this form. The fireplace should not be used until the wooden form is removed. (This is going to require a fair amount of work as masonry blocks down in the basement will have to be removed to get the wood form out.)
30.	Investigate Further The National Fire Protection Association recommends that a Level II inspection be performed whenever a house is sold. This involves, among other things, the inspection of the interior of the fireplace flue using a video camera. I recommend you contact a qualified fireplace inspection company to perform this inspection. <u>Such an inspection could reveal dangerous fire hazards that can't be seen by simply looking up into the flue chimney.</u> One place to find a qualified chimney/fireplace inspector is at http://fire-service.com/mainframe.html
31.	Safety Concern The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.
32.	Investigate Further There is at least one substantial void in the exterior wall insulation under and behind the master bath whirlpool tub. If it gets cold enough for long enough, you run the real risk of having the tub water supply pipes freeze and burst and cause catastrophic flood damage. I don't know if this will be a Major Repair Item or a Minor Repair Item to correct; it could go either way. Talk with an insulation contractor about what it will take and cost to address this. Have the insulation void eliminated A.S.A.P.

All safety concerns listed in the report should be addressed prior to occupancy.

While I make an effort to identify existing or potential problems, it is not possible for a house inspector to predict the future. I recommend that you budget perhaps \$1,000.00 to \$2,000.00 dollars a year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

SUPPORT AFTER THE INSPECTION³

YOUR QUESTIONS: Ask all the questions you want, and I'll do my best to answer them. All I ask is that you read the whole report first. Feel free to call me tomorrow, next week, or even next year.

THE QUESTIONS OF OTHERS: If a seller, a seller's representative, or a seller's repair person calls me with a question about your inspection, I'll politely inform them that I can't talk about your inspection, unless you're in on the conversation or unless you give me specific permission to do so. I'll suggest they set up a conference call with you, and call me back.

If a seller or a repair person calls and asks how to fix something, I'll politely decline. It's not because I don't know how to fix things, it's because I'm not willing to boss a repair job by remote control. (It's also to protect you from unqualified repair people, and to protect me from people who might just forget what I told them between the time of the phone call and the actual job.) And, if you think about it, if someone doesn't know how to fix something, they probably shouldn't be the one doing the fixing.

LASTLY...

- Perform a diligent final-walkthrough (don't let anyone rush you...damage or problems can arise between the time of the inspection and the day of closing).
- If repairs are going to be made with regards to this inspection report, I recommend you obtain paid, itemized receipts for such repairs, as well as any related repair warranties.
- Lock your telephone box outside to prevent unauthorized use when you're not at home.

END OF REPORT

³ **Re-Inspection Policy:** I'm often asked if it would be possible to re-inspect the problem areas disclosed in the inspection, after repairs are made. I have a minimum fee of \$250.00 for this service. This fee covers a re-inspection of any deficiencies contained in the original inspection report, and does not include a written re-inspection report, which is \$75.00 extra.