

WJD Decker
Home Services, LLC

Complete Home Inspection Services

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Inspection Report

Joe Newhomeowner

**Property Address:
1234 5th St
Anytown, IL**



Front View



Rear View



William Decker, IL Lic. # 450.0002240

| | | |
|--|--------------------------------------|----------------------------------|
| Date: 6/10/2008 | Time: 10:30 AM | Report ID: Sample Large |
| Property: 1234 5th St Anytown, IL | Customer: Joe Newhomeowner | Real Estate Professional: |

The subject property is a modified Victorian style house originally built in 2001. The house is in very good condition but has a few items related to deferred maintenance and a small (and easily handled) carpenter ant problem. There are also some minor items of electrical safety upgrades that you may want addressed.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues that may have arisen in the interim, it does not inspect for code but does point out any items that do not meet current safety standards. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a qualified pest control company inspect further for activity and possible hidden damage. Always consider hiring the appropriate expert for any repairs or further inspection.

[Comment Key or Definitions](#)

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be read and considered when evaluating this property.

Note: Any recommendations by the inspector to repair or replace or deal with a significantly deficient item suggests an evaluation by a licensed and insured contractor specifically qualified to determine the condition and safety of the described item, component or system. Please note that Home Inspectors in the State of Illinois are required to note any safety hazards, whether they comply with older, obsolete local building codes or not. Licensed and insured contractors are not. Repairs done by persons other than licensed and insured contractors carry with them added liability for the customer. All work done on the subject property should be accompanied by a copy of all invoices and warranties, such warranties should be transferable to the new owner and should include the contractor's license number and a copy of their insurance certification.

Category Definitions:

Inspected (IN) = The system, component or item was visually observed at a certain time and under certain conditions.

Not Inspected (NI) = The system, component or item was not inspected and no representations of whether or not it was functioning are intended. The reason could be that the item was not connected (gas, water, electrical disconnected), obstructed, or not accessible. In any case, the reason that the item, system or component was not inspected is

stated in the comments.

Not Present (NP) = This system, component or item is not present in the subject property.

Watch List or Maintenance (WL) = Either the system, component or item needs regular maintenance to remain functioning in a proper manner and those maintenance processes are noted or the item should be watched in anticipation of future problems.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a licensed and insured contractor. Most of these type of comments describe items that will lead to more serious problems if not addressed. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

Significantly Deficient (SD) = Defined by Illinois State Law as either a) not functioning or b) posing a safety hazard. It should be noted that a large number of significantly deficient items can be addressed at little cost. **It is important to remember that the safety of a significantly deficient item is not based upon mere local building codes, which contain 'grandfathering' clauses, or the common 'accepted' practices of tradesmen, but on current national and international safety requirements and with the well being of the property and the client in mind.**

Please Note: If you have any questions or any thing is unclear, please do not hesitate to contact Decker Home Services and/or your specific inspector. We are happy to answer any of your questions and have a large knowledge base of information and experienced, qualified expert NACHI instructors and inspectors from around the entire country at our disposal. We consider it very important for you to fully and completely understand the condition of the subject property and will do all we can to help you in the process.

Age Of Home:
Under 10 Years (2001)

Client Is Present:
No

Seller Present:
No

Realtors Present:
Buyer's Realtor

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
Yes

Radon Test:
No

Mold Test:
No

Water Test:
No

Insect / Pest Inspection:
No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:

POURED CONCRETE

FRAMING METHOD:

MIXED (Western Framing)

FLOOR STRUCTURE:
NOT VISIBLE
PRE CAST CONCRETE SLAB
WALL STRUCTURE:

NOT VISABLE

**BEAMS COLUMNS OR
PIERS:**

NOT VISABLE

CEILING STRUCTURE:

2X8

ROOF STRUCTURE:
STICK-BUILT
2 X 12 RAFTERS
ENGINEERED LAMINATE
RAFTERS
PLYWOOD ROOF DECKING
ROOF-TYPE:
COMPLEX
HIP WITH DORMERS
ATTIC ACCESS:

PULL DOWN STAIRS

METHOD USED TO OBSERVE
ATTIC:
WALKED

CRAWLSPACE ACCESS:

NO CRAWLSPACE

METHOD USED TO OBSERVE
CRAWLSPACE:
NO CRAWLSPACE

Inspection Items

1.0 FOUNDATION - Inspect and Describe

Comments: Inspected

Foundation was poured concrete with some minor exterior signs of cracking but no efflorescence or water intrusion where observed. Interior inspection was limited because of wall finishing in basement, but there were no signs of staining in the finished portion, nor signs of water staining or intrusion in the observable portion. There were some minor settling cracks seen in the unfinished portion of the basement that was located under the garage and on the exterior radiating from the corners of the basement window frames (Picture 1). These type of foundation cracks are normal and are a result of the normal settling process.

It should be noted that it is not recommended to "finish" a basement for 2 to 4 years (depending upon soil type) after the house is built. Poured concrete foundations will develop small, vertical cracks in the foundation wall, as part of the normal settling process, during this time. While not of concern, structurally, these cracks can "seep" moisture and lead to increased moisture behind the finished basement walls. The cracks are easy and fairly inexpensive to seal using urethane injection. The entire finished basement wall area was inspected, visually, and with thermal imaging, and no signs of moisture intrusion was seen.

It should be noted that there was evidence of carpenter ant activity at the garage door lower corner areas (Picture 2) and at the corresponding area in the basement under the garage (Picture 3). Carpenter ants do not "eat" wood, like termites do, but merely burrow into the wood to live there. These insects can be easily dealt with by doing bi-annual perimeter spraying.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 FOUNDATION - Findings

Comments: Inspected, Watch List - Maintenance, Repair or Replace

1) WL - The foundation wall exhibits some small vertical cracking. Recommend that these cracks be monitored for movement. Once movement has stopped, recommend that the cracks be sealed by urethane injection as a guard against seepage.

2) RR - Recommend evaluation of carpenter ants by a licensed and insured pest contractor.

1.2 WALLS - Inspect and Describe

Comments: Inspected

Structural walls were not visible, but are assumed to be 2 x 4 wooden studs, consistent with this type and style of construction. On inspection of the sill plate and rim joists in the accessible portions of the basement, no signs of rot, staining or physical damage was seen.

1.3 BEAMS, COLUMNS OR PIERS - Inspect and Describe

Comments: Inspected

Structural beams and columns were not visible for inspection.

1.4 FLOORS - Inspect and Describe

Comments: Inspected

The floor structure was not visible and could not be observed. The open and unfinished basement area, located located under the garage, was covered with pre-cast concrete slab and the slab exhibited no signs of cracking or sag.

1.5 CEILINGS - Inspect and Describe

Comments: Inspected

Ceiling structure, as observed from the attic area, was 2 x 8 wooden joists. They displayed no signs of water staining, warp, twist or physical damage.

1.6 ROOF STRUCTURE AND ATTIC - Inspect and Describe

Comments: Inspected

The roof structure, as observed from the accessible portion of the attic, was stick built with 2 x 12 wooden rafters and large laminated hip rafters (Picture 1) with a large laminated ridgeboard. The roof decking was exterior grade plywood. The roofing members displayed no signs of water staining or displacement. There was some minor evidence of "honeying" which is indicative of elevated temperatures in the attic, but this was minor. Moisture readings of the rafters and roof decking were within normal limits.

Thermal imaging of the attic displayed no signs of moisture intrusion or roof leaking.



1.6 Picture 1

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:

STONE
STUCCO

SIDING MATERIAL:

STUCCO
STONE

EXTERIOR ENTRY DOORS:

WOOD
STEEL / GLASS

APPURTENANCE:

DECK WITH STEPS
BALCONY
COVERED PORCH
FLAGSTONE

AUTO OPENER MANUFACTURER:

LIFT-MASTER

GARAGE DOOR MATERIAL:

WOOD

GARAGE DOOR TYPE:

TWO AUTOMATIC

DRIVEWAY:

ASPHALT

Inspection Items

2.0 WALL COVERING AND TRIM - Inspect and Describe

Comments: Inspected

The exterior walls of the house were covered with a combination of stone veneer and stucco. The stucco displayed no signs of surface cracking but there were a few small areas (located at a few of the stone / stucco interface areas, Picture 1) where the stucco was slightly separated from the underlying substrate. There were also some stucco / stone interface areas that displayed minor cracking (Picture 2). Thermal imaging and deep probing moisture meter readings were within normal limits and there were no signs of moisture intrusion behind the stucco.

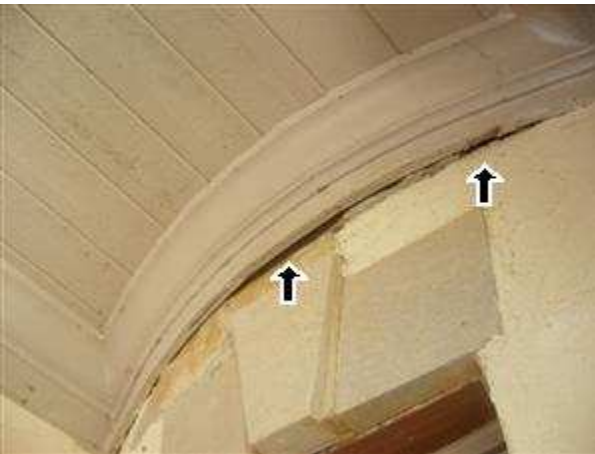
There was a small area, located at the front porch, where the exterior wall should be caulked to the ceiling area (Picture 3).



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2.1 WALL COVERING AND TRIM - Findings

Comments: Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Like any other exterior wall covering, stucco also requires normal maintenance. It is recommended that the stucco be evaluated, every 5 years or so, for signs of cracking or joint leakage and that all mortar cracks between the stucco and the stone be sealed as a guard against water intrusion.

2) RR - Recommend that the small area of wall / ceiling interface over the front porch be caulked as a guard against water and cold air intrusion.

2.2 DOORS (Exterior) - Inspect and Describe

Comments: Inspected

The exterior door on the front is wooden with a thermally insulated glass window. It hung straight and plumb and articulated properly with its latch.

The front, rear and balcony doors were metal with insulated glass. They hung straight and articulated properly with their latches.

2.3 WINDOWS (Exterior) - Inspect and Describe

Comments: Inspected

Exterior window frames were metal clad and displayed no signs of rust or physical damage. The condition of the wood under the cladding could not be determined. There were some small areas where the window caulking was cracked (Picture 1) and should be re-caulked. The steel lintels

over the windows were not primed and painted (Picture 2).



2.3 Picture 1



2.3 Picture 2

2.4 WINDOWS (Exterior) - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Recommend that the window exteriors, where they meet the enclosure window frames, be checked semi-annually (fall and spring) for signs of cracking of the caulk and that any such cracks be properly caulked with a good quality, exterior grade, commercial elastomeric caulk.

2) RR - Recommend final priming and painting of the steel window and door lintels with a good quality, exterior grade metal paint as a guard against the lintels rusting.

2.5 GARAGE DOOR OPENERS - Inspect and Describe

Comments: Inspected

Garage door opener were 2 Lift Master 1/2 HP units and both operated properly. The auto reverse function properly reversed the door on pressure. The pressure control was set somewhat higher than needed.

The garage door openers were equipped with photo cell auto-reverse devices.

The overhead door spring that counter balances the garage door's weight was not set properly and should be tightened.

2.6 GARAGE DOOR OPENERS - Findings

Comments: Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that the garage door auto-reverse function be adjusted as it seems to require too much resistant force before reversal. Recommend that the auto-reverse feature of the garage door opener be adjusted.

2) SD - Recommend that the overhead door springs of the garage doors be tightened. It is too loose and this could lead to severe injury if the garage door opener latch is released while the door is in the up position. This is a safety hazard.

2.7 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Inspect and Describe

Comments: Inspected

The rear of the house is equipped with a wooden deck. The deck appeared to be solid, properly secured to the ledger board at the house wall (Picture 1) and displayed no signs of wood rot or structural looseness. The deck support posts were properly footed in concrete (Picture 2).

There was also a balcony off the master bedroom at the rear. The balcony and deck railings and posts were tight and secure.

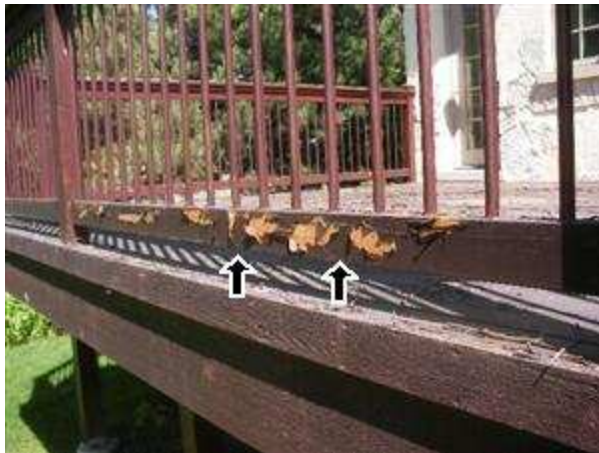
Both the balcony and the deck displayed signs of flaking stain (Picture 3) and the deck surface stain was deteriorated (Picture 4).



2.7 Picture 1



2.7 Picture 2



2.7 Picture 3



2.7 Picture 4

2.8 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Recommend that the wood of the porch be treated with a wood sealant as a guard against deterioration.

2.9 EAVES, SOFFITS AND FASCIAS - Inspect and Describe

Comments: Inspected

Eaves soffits and fascia are wooden and display no signs of rot, peeling paint or physical damage. The soffits are equipped with vent holes.

2.10 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Inspect and Describe

Comments: Inspected

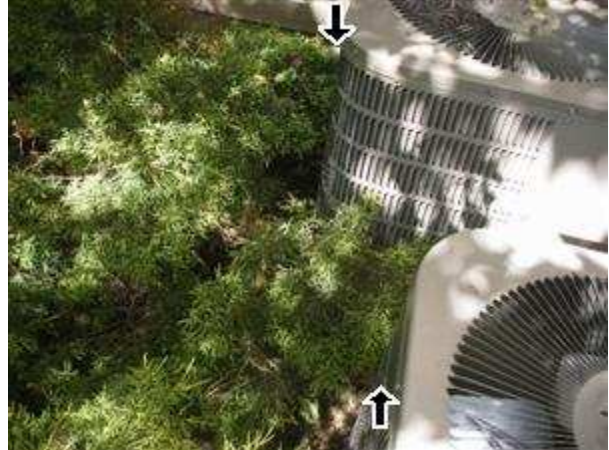
There was a tree that was growing too close to the house on the east side (Picture 1) and should

have its branches trimmed as a guard against damage to the stucco wall. There was also some overgrown plants that were partially blocking the proper ventilation of the A/C compressors (Picture 2).

There is a retaining wall on the east side of the house (Picture 3). It appears to be slightly leaning towards the driveway (Picture 4) and it did not appear to be secured properly.



2.10 Picture 1



2.10 Picture 2



2.10 Picture 3



2.10 Picture 4

2.11 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Findings

Comments: Inspected, Watch List - Maintenance, Repair or Replace

- 1) RR - Recommend that tree branches brushing the side of the house be trimmed back.
- 2) RR - Recommend that the vegetation growing around the A/C compressors be cut back.
- 3) WL - Recommend that the retaining wall on the east side of the house be monitored for signs of movement. If this wall continues to lean, recommend that it be evaluated and repaired by a licensed and insured masonry contractor.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:

SLATE

VIEWED ROOF COVERING FROM:

GROUND
LADDER
BINOCULARS

SKY LIGHT (S):

NONE

CHIMNEY (exterior):

METAL FLUE WITH SPARK ARRESTOR

Inspection Items

3.0 ROOF COVERINGS - Inspect and Describe

Comments: Inspected

The roof of the house is slate with open, copper flashed valleys. There were no signs of displacement or cracking of the slate and it appeared to be properly installed.

3.1 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Inspect and Describe

Comments: Inspected

All roof penetrations were inspected and displayed proper flashing. The chimney was equipped with step and counter flashing which was intact. The flashing of the roof to the stucco sidewalls (Picture 1) was metal and the stucco was properly installed so as not to contact the roof.

Thermal imaging from the interior revealed no signs of leakage of water infiltration from the roof flashing.



3.1 Picture 1

3.2 ROOFING DRAINAGE SYSTEMS - Inspect and Describe

Comments: Inspected

The roof is drained by means of metal gutters that are secured to the fascia boards by means of metal hangers (Picture 1). The spacing of the gutter supports meets the modern standard of a maximum of 18" spacing between supports. The gutters displayed no signs of rust or physical damage and appear to be properly sloped. The gutters were clogged by leaves and should be

cleaned.

There are areas where the upper sections of the gutter system drain directly onto lower roof surfaces (Picture 2). This will cause accelerated deterioration of the roof surface under these areas and greatly decrease the life of the roof. This condition will also violate the warranty conditions of most roofing material manufacturers.

The downspouts were drained to underground drain piping. There were some areas where the downspouts were not properly connected to the underground drains and there was some evidence of out splashing (Picture 3).



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

3.3 ROOFING DRAINAGE SYSTEMS - Findings

Comments: Inspected, Repair or Replace

- 1) RR - Recommend that all downspouts that drain an upper section of roof terminate either into a lower roof section gutter or to the ground, directly as a guard against excessive water buildup and accelerated roof failure. Recommend evaluation and repair by a state licensed and insured roofer.
- 2) RR - Recommend that the downspout connection to the underground drain pipes be secured with the proper adaptor as a guard against out splashing of rain water.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:

PUBLIC

WATER FILTERS:

NONE

PLUMBING SUPPLY:

COPPER

PLUMBING DISTRIBUTION:

COPPER

PLUMBING WASTE:

PVC

WATER HEATER POWER SOURCE:

GAS

CAPACITY:

(2) 75 GAL

MANUFACTURER:

RHEEM

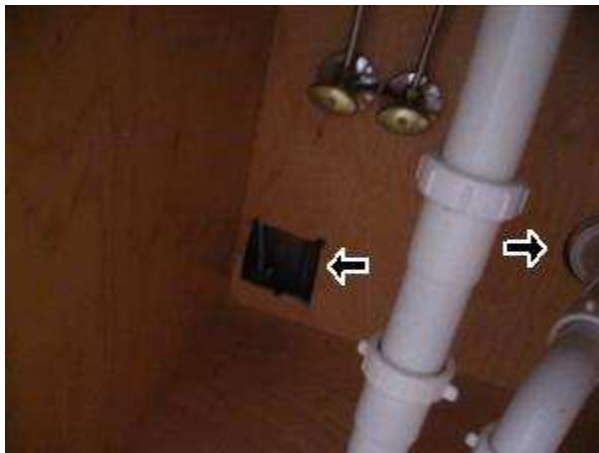
Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Inspect and Describe

Comments: Inspected

Interior drain, waste and vent systems were PVC and operated properly. They exhibited no signs of leaking or physical damage, where it was possible to observe them. Functional flow tests of all drains were done and no problems were observed.

It should be noted that there were wall penetrations under sinks (Picture 1) and basins that have not been completely sealed against pest and / or cold air infiltration. There was also an opening around the floor penetrations of the drain pipe for the master bathroom bathtub (Picture 2) that should be sealed.



4.0 Picture 1



4.0 Picture 2

4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that drain pipe wall penetrations under sinks and basins and the master bathroom tub be sealed with caulk or foam against cold air and pest infiltration.

4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES - Inspect and Describe

Comments: Inspected

Water supply is by means of copper piping, which appears to be without signs of leakage, corrosion or physical damage. The piping, where observed, was secured with the proper type hangers.

All water fixtures (toilets, faucets, showers and bathtubs, sillcocks) were operated and worked properly.

Functional water flow test determined that the water pressure and volume are adequate.

4.3 INTERIOR PLUMBING FIXTURES (Inspect and Describe)

Comments: Inspected

All interior water fixtures were operated and worked properly. Toilets were properly seated and there was no signs of drain trap leakage.

The bathtub spigot in the northeast bathroom (Picture 1) was not properly sealed to the tile wall.



4.3 Picture 1

4.4 INTERIOR PLUMBING FIXTURES (Findings)

Comments: Inspected, Repair or Replace

1) RR - Recommend that the bathtub spigot in the X bathroom be properly sealed to the tile wall as a guard against water intrusion into the wall.

4.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Inspect and Describe

Comments: Inspected

The water heaters were two Rheem 75 gallon units, manufactured in 2002. Their model and serial numbers were checked against the Consumer Products Safety Commission and the manufacturer's web sites and no defect or recall notices were found.

The water heaters was properly installed with di-electric fittings. It was observed through a heating cycle and displayed the proper colored flame. The TPR valve was properly vented to an approved pipe. The water heater vent flues was properly secured, sloped and secured to the vent flue and displayed no signs of backdrafting or carbon monoxide leakage. The water heater's gas shut-off

valve is indicated (Picture 1).



4.5 Picture 1

4.6 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - It is recommended that the water heater be drained of sediment twice a year to increase the life of the unit. The process is:

- 1) Close the units water supply valve. (Make sure that the water heater is not firing at the time of the draining.)
- 2) Place a pail under the drain valve at the bottom of the water heater and drain until the water runs clear (about 10 - 15 seconds).
- 3) Reopen the water supply valve.

4.7 MAIN WATER AND FUEL SHUT-OFF DEVICES (Describe location) - Findings

Comments: Inspected

Main water shut-off was located at the front basement. The meter was properly equipped with a ground bonding jumper around the water meter.

Main fuel (natural gas) shut-off was located on the utility meter (Picture 1) at the northwest corner of the house.



4.7 Picture 1

4.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Inspect and Describe

Comments: Inspected

Natural gas fuel was distributed by means of the proper black pipe. This piping was tested for leaks at the furnace, water heater and stove and none were found.

4.9 SUMP PUMP - Inspect and Describe

Comments: Inspected

The house was equipped with two sump pumps (one being a battery powered emergency pump) and an ejector pump. Both were operating properly at the time of the inspection. Neither was equipped with a 120 volt battery backup.

Where the sumps drained into underground piping (on the east side of the house, Picture 2) the sump pipes were oversplashing the ground pipe.



4.9 Picture 1



4.9 Picture 2

4.10 SUMP PUMP - Findings

Comments: Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Recommend, as an upgrade, that the sump pump be equipped with a 120 volt battery backup to ensure their operation during power failure conditions.

2) RR - Recommend that the sump pump pipes, where they drain into the underground piping, be equipped with an adaptor so as to avoid oversplashing.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and presence of smoke and carbon monoxide detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND (Lateral Drop)
220 VOLTS

PANEL TYPE:

CIRCUIT BREAKERS

WIRING METHODS:

CONDUIT

METER CAPACITY:

200 AMPS

ELEC. PANEL

MANUFACTURER:

SQUARE D

PANEL CAPACITY:

200 AMP

100 AMP

BRANCH WIRE 15 and 20

AMP:

COPPER

Inspection Items

5.0 SERVICE DROP AND ENTRANCE, CONDUCTORS - Inspect and Describe

Comments: Inspected

Electrical service is supplied by means of an underground (lateral) service drop from the utility pole to the meter box located on the east side of the house (Picture 1). The meter was rated for 200 amp service.



5.0 Picture 1

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS - Inspect and Describe

Comments: Inspected

The service equipment panel and the main disconnect were located on the east wall of the utility room in the basement (Picture 1). It was rated for 200 amps and was without signs of physical

damage, rust or pest infiltration. The panel face is properly secured by blunt end screws.

The service entrance cables are of the proper gauge. All overcurrent devices were properly seated and of the proper type for the panel. The branch circuits were properly labeled.

All raceways are metal conduit and are properly secured and bonded. The grounding conductor and the neutral conductor were properly secured to the bus and the properly bonded to the panel.

There was a sub-panel, located in the 2nd floor of the house. This electrical distribution panel was equipped with a subsidiary disconnect. It was rated 100 amps and was without signs of physical damage, rust or pest infiltration. The panel face is properly secured by blunt end screws.

The service entrance cables are of the proper gauge. All overcurrent devices were properly seated and of the proper type for the panel. All circuits were properly labeled.

All raceways are metal conduit and are properly secured and bonded. The grounding conductor and the neutral conductor are properly floated and the ground conductor was properly bonded to the panel.

There are no other sub panels.



5.1 Picture 1

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Inspect and Describe

Comments: Inspected

All overcurrent devices (circuit breakers) were of the proper type and were served by the correct gauge wire for their rated amperage. There were no double taps. All neutral conductors are properly seated in the neutral bus and the neutral bus is properly bonded to the panel and the ground.

Wiring technique is neat and orderly. All raceways are properly bonded to the main service panel.

In the distribution panel, all overcurrent devices (circuit breakers) were of the proper type and were served by the correct gauge wire for their rated amperage. There were no double taps. All neutral conductors are properly seated in the neutral bus and the neutral bus is properly floated from the panel and the ground.

Wiring technique is neat and orderly (Picture 1). All raceways are properly bonded to the main service panel.



5.2 Picture 1

5.3 CONNECTED DEVICES AND FIXTURES - Inspect and Describe

Comments: Inspected

All electrical switches and receptacles were tested and found to be powered have the proper polarity and grounding with the following exceptions:

- Some basement and garage areas were lighted by bare bulb light fixtures (Picture 1). These type of fixtures are no longer approved for use because of the possibility of the bulb breaking and / or the bulb coming in contact with flammable material and starting a fire. These fixtures should be replaced with light fixtures that protect the bulb.
- There were exterior light fixtures that were not properly sealed to the exterior wall as a guard against water infiltration into the electrical system (Picture 2).



5.3 Picture 1



5.3 Picture 2

5.4 CONNECTED DEVICES AND FIXTURES - Findings

Comments: Inspected, Repair or Replace, Significantly Deficient

- 1) RR - Recommend that all exterior light fixtures be properly sealed to the wall to guard against water intrusion into the electrical system.
- 2) SD - Recommend that all bare bulb light fixtures be replaced with light fixtures that protect the

bulb from breakage and guard against fires. This is a safety hazard.

5.5 GFCI, AFCI PROTECTION OF RECEPTACLES - Inspect and Describe

Comments: Inspected

GFCI electrical receptacles were found in all the required locations. They were tested, by two methods, and operated properly.

No AFCI protection was seen for bedroom areas.

5.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Comments: Inspected, Significantly Deficient

2) SD - Current safety standards require AFCI (Arc Fault Circuit Interrupt) protection be used for all branch wiring that services bedroom areas. AFCI protection can be provided by installing AFCI circuit breakers on the branch circuits for bedrooms.

Recommend that all such installation be done by a licensed and insured electrical contractors and that these outlets and breakers be tested every month by means of the test buttons that they are equipped with.

5.7 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Inspect and Describe

Comments: Inspected

Smoke and carbon monoxide detectors were noted in all the required areas. These detectors were not tested because they were centrally wired.

5.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - The actual detector mechanisms in smoke and carbon monoxide detectors usually only last 4 to 5 years. Even though the detector may sound when the "test" button is pushed, this button tests only the battery, not the detector.

It is recommended that all smoke and carbon monoxide detectors be replaced every 5 years to ensure proper operation and protection.

2) WL - Recommend, for further protection, that all bedroom areas be equipped with plug-in type, digital readout CO detectors, especially in bedrooms occupied by small children, as an additional safety consideration. Further recommend that all rooms that are equipped with ventless fireplaces also be equipped with digital readout CO detectors as a guard against CO emitted from these type of fireplaces.

6. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:

FORCED AIR

FURNACE EFFICIENCY:

MID EFFICIENCY (Cat 1 - Cat 3)

HIGH EFFICIENCY (Cat 4)

HEAT SYSTEM BRAND:

GOODMAN

ENERGY SOURCE:

NATURAL GAS

NUMBER OF HEAT SYSTEMS (excluding fireplaces):

TWO

DUCTWORK:

INSULATED

And

NON-INSULATED

RECTANGULAR

ROUND

GALVANIZED STEEL

IN ATTIC

FLEXIBLE DUCTS

FILTER TYPE:

DISPOSABLE

TYPES OF FIREPLACES:

SOLID FUEL

GAS/LP LOG STARTER

OPERABLE

FIREPLACES:

FOUR

NUMBER OF

WOODSTOVES:

NONE

Inspection Items

6.0 HEATING EQUIPMENT - Inspect and Describe

Comments: Inspected

Heating was provided by means to two furnaces, one located in the basement and one located in the attic area. Both furnaces were Goodman high-efficiency units manufactured in 2002. The attic furnace (Picture 1) was properly installed so as to draw their combustion air from the exterior of the house while the basement furnace (Picture 2) was installed without a combustion air vent. The lack of a combustion air vent on the basement furnace is allowed, but lowers this furnace's efficiency by about 10%. Both furnaces were operated. They both exhibited the proper color flame and their temperature limit switches and blower times operated properly. Their measured temperature differential exceeded the recommended 15 degrees.



6.0 Picture 1



6.0 Picture 2

6.1 NORMAL OPERATING AND SAFETY CONTROLS - Inspect and Describe

Comments: Inspected

Furnace responded properly to operation of normal operating controls.

6.2 CHIMNEYS, FLUES AND VENTS - Inspect and Describe

Comments: Inspected

The furnaces was properly vented by means of PVC piping. The required combustion air intake vent was properly installed for the attic furnace. The basement furnace was vented out the west side of the house (Picture 1).



6.2 Picture 1

6.3 HEAT DISTRIBUTION SYSTEMS - Inspect and Describe

Comments: Inspected

Heating and air conditioning are distributed by means of rectangular and round galvanized metal ducts with flex ducts in the attic area. All ducts are properly secured and attached with screws. They display no signs of physical damage or rust.

6.4 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Inspect and Describe

Comments: Inspected

The house is equipped with multiple modular and brick solid fuel fireplace that displays the proper fire brick. The dampers were metal and operated properly.

The fireplaces were equipped with a gas log lighter connected to a gas valve located on the wall next to the fireplace. The log lighter was not equipped with any thermocouple safety shut-off

device.

6.5 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings

Comments: Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep in the near future. The damper and flue display soot buildup. Recommend that standard level 1 evaluation be done.

2) SD - Gas log lighters are not equipped with automatic gas shut off valves or any safety features that will guard against gas infiltration into the house. While allowed and approved, without any safety features, this inspector considers log lighters to be unsafe, especially in houses with small children. Recommend evaluation by a licensed and insured fireplace contractor

7. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage.

Styles & Materials

COOLING EQUIPMENT

TYPE:

AIR CONDITIONER UNIT

NUMBER OF A/C UNITS:

TWO

COOLING EQUIPMENT ENERGY

SOURCE:

ELECTRICITY

CENTRAL AIR

MANUFACTURER:

GOODMAN

Inspection Items

7.0 COOLING EQUIPMENT- Inspect and Describe

Comments: Inspected

The house is equipped with two Goodman air conditioner compressor units manufactured in 2002 that are located on east side of the house (Picture 1). Both units are properly equipped with electrical disconnects. Both units were tested and operated properly. The provided above the recommended 15 degree temperature differential between the supply and return vents.

There was significant vegetation around the compressors which should be cut back to ensure proper and efficient operation.

The power supply for one of the compressors was loose from the disconnect box (Picture 2).

Where the A/C lines enter the house, the wall penetration is not properly sealed (Picture 3).



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3

7.1 COOLING EQUIPMENT- Findings

Comments: Inspected, Watch List - Maintenance, Repair or Replace, Significantly Deficient

1) WL - Recommend that the vegetation around the A/C compressor be cut back to guard against clogging of the cooling coil.

2) WL - Recommend, as a help to maintenance, that the compressor intake vents be blown out (cleaned of debris with an air compressor) and covered with plastic window type screening to help protect the cooling vanes from becoming clogged with dust, grass and other debris. With this screen in place, such debris can easily be wiped off and cleaning the compressor will be easier.

3) RR - Recommend that the gas lines for the A/C compressors be sealed where they penetrate the exterior wall of the house.

4) SD - Recommend that the electrical connection to the A/C disconnect box be evaluated and repaired by a licensed and insured electrical contractor.

7.2 NORMAL OPERATING AND SAFETY CONTROLS - Inspect and Describe

Comments: Inspected

The air conditioner responded properly to normal operating controls. The temperature differential was measured on a return duct proximate to the blower unit and a supply duct distal from the blower unit and found to exceed the recommended 15 degrees.

7.3 DISTRIBUTION SYSTEMS - Inspect and Describe

Comments: Inspected

Air conditioning was distributed by means of rectangular, galvanized steel ductwork that appear to be of adequate size. Thermal imaging of the ceiling registers revealed no signs of insulation condensation in the attic area. The duct work was common with the heating system. Refer to the heating section of this report for a more complete description.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

TILE

FLOOR COVERING(S):

CARPET
HARDWOOD T&G
TILE

INTERIOR DOORS:

RAISED PANEL
WOOD

WINDOW TYPES:

THERMAL/INSULATED
CASEMENT
METAL EXTERIOR - WOODEN INTERIOR

WINDOW MANUFACTURER:

UNKNOWN

CABINETRY:

WOOD
(Wooden Sides)

COUNTERTOP:

GRANITE

Inspection Items

8.0 CEILINGS - Inspect and Describe

Comments: Inspected

Ceilings were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops. There were minor irregularities normally seen in new construction. Over all, the ceiling drywall job was an industry standard level II.

It should be noted that minor cracking, nail pops and tape cracks will appear over the next few years as the house goes through the normal settling and "lived in" process.

8.1 CEILINGS - Findings

Comments: Inspected, Watch List - Maintenance

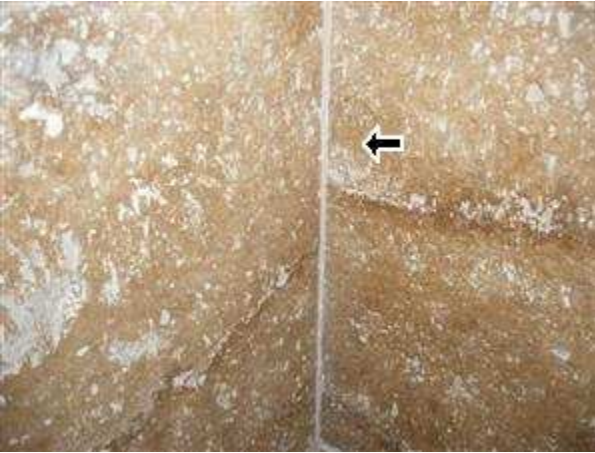
1) WL - As the building settles, small cracks and screw pops may develop at ceiling / wall interfaces and wall corners. This is normal and just part of the building "settling in". This process will take place for approximately 8 years after construction. It is recommended that, after the settling process is complete, that these minor cracks and defects be repaired as part of any re-painting. If these cracks are repaired right away, they will just redevelop.

8.2 WALLS - Inspect and Describe

Comments: Inspected

Walls were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops. There were minor irregularities normally seen in new construction. Over all, the drywall job was an industry standard level II.

Bathroom walls were covered with stone and marble tile in the shower and bathtub enclosures. The tile displayed no signs of displacement or looseness. RF deep probing moisture meter readings displayed no areas of increased moisture behind the tiles. There were some minor settling cracks seen at the interior wall corners of the large shower in the master bathroom and in the smaller bathroom in the basement.



8.2 Picture 1

8.3 WALLS - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that all tile shower surround inside corners and tile / tub intersections be sealed with a good quality silicone caulk containing a mildew retardant. This caulk will serve as a guard against water intrusion, behind the tile, as minor corner cracks develop.

8.4 FLOORS - Inspect and Describe

Comments: Inspected

Floors are hardwood tongue and groove, tile and carpet. The floors displayed no signs of cracking, missing grout or discoloration. Floors under carpet could not be observed and were not inspected.

8.5 FLOORS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Hardwood and wood laminate floors should only be cleaned with white vinegar and water. Tile flooring should have its grout sealed with a silicone grout sealer to guard against water penetration and dirt entering the tile grout.

2) WL - Carpeted floors should not be cleaned by use of 'steam cleaning' machines. This technique puts a great amount of water into the carpet pad and can lead to mold formation. Recommend cleaning carpets with an upright, beater brush type carpet vacuum and use of foam type cleaners for spots.

3) WL - Recommend that if the carpets in the basement are replaced, that the concrete slab be covered with 6 mil plastic with 6" overlap and all overlaps be taped. This will serve as a vapor barrier against condensation and will help protect the carpet.

4) WL - It is **HIGHLY RECOMMENDED** that a de-humidifier be installed in the basement and run constantly during the warm months as a guard against moisture accumulation.

8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Inspect and Describe

Comments: Inspected

Upper level and basement stairs were even, tight and secure. All stairways were properly equipped with handrails.

8.7 COUNTERS AND OF CABINETS - Inspect and Describe

Comments: Inspected

Kitchen cabinets were wood faced with particle board sides. They displayed no signs of physical damage and the doors hung straight and plumb. The cabinets were properly secured to the walls.

The countertops were finished stone, displayed no signs of physical damage or staining and were properly secured to the bases.

8.8 COUNTERTOPS AND OF CABINETS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Care should be taken with finished stone countertops. They are porous and can stain. More importantly, they can absorb meat or chicken juices that may contain bacteria and transmit the bacteria to other foods that are not cooked, leading to food poisoning. Finished stone countertops should be regularly (at least once a month) cleaned, disinfected and sealed with specially designed products that are available from most stores that sell such countertops. The two spray products are recommended over the "one spray disinfect and seal" products. If not done properly and regularly, this can be a safety hazard.

8.9 DOORS (Interior) - Inspect and Describe

Comments: Inspected

Interior doors were raised panel wood and hung straight and plumb. They articulated properly with their latches.

8.10 WINDOWS (Interior) - Inspect and Describe

Comments: Inspected

Interior windows displayed no signs of cracked glass and operated properly when tested. There were no signs of water infiltration or moisture condensation damage on the window trim.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:

BATT
FIBERGLASS

VENTILATION:

RIDGE VENTS
SOFFIT VENTS
SOFFIT VENT BAFFLES IN PLACE

R- VALUE:

R-30 OR BETTER

EXHAUST FAN TYPES:

FAN ONLY
NOT EXHAUSTED TO THE EXTERIOR

VAPOR BARRIER:

KRAFT PAPER

Inspection Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Inspect and Describe

Comments: Inspected

The attic areas was insulated with approximately 10" of batt fiberglass insulation. The R value was estimated at approximately R 33. Kraft paper vapor barrier was seen and was properly installed. The insulation of the walls was estimated to be approximately R 16 and displayed only minor insulation imperfections which are commonly seen in this type of complex roof construction.

9.1 VENTING SYSTEMS (Kitchens, baths and laundry) - Inspect and Describe

Comments: Inspected

Bathrooms were equipped with ceiling exhaust fans which were, mostly, properly vented to the exterior. There was one bathroom (the master bathroom) where the exhaust fan appeared to be vented to the attic area (Picture 1) but given the condition and ventilation of the attic area, this did not appear to be a problem.

Vent hood over the kitchen stove was vented to the exterior.



9.1 Picture 1

9.2 VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC) - Inspect and Describe

Comments: Inspected

The attic is ventilated by a combination of soffit vents and ridge vents. The recommended baffles were in place over the soffit vents (Picture 1) to guard against insulation blocking the vents. Given the humid conditions present for several days prior to the inspection and the low moisture levels in the attic, the ventilation of the attic area appeared to be sufficient.



9.2 Picture 1

10. Built-In Kitchen Appliances

Styles & Materials

RANGE/OVEN:

VIKING
ELECTRIC SPARK IGNITION
APPROVED GAS LINE VERIFIED

EXHAUST/RANGE HOOD:

VENTED
LIGHTED
RANGE CRAFT
PROPERLY VENTED TO THE EXTERIOR

REFRIGERATOR:

SUB ZERO

DISHWASHER:

BOSCH
SEPERATE DRAIN PIPE

BUILT-IN MICROWAVE:

GENERAL ELECTRIC

DISPOSER:

DIRECT ELECTRICAL CONNECTION
NON-WATERPROOF CABLE
IN SINK ERATOR

TRASH COMPACTORS:

NONE

Inspection Items

10.0 DISHWASHER

Comments: Inspected

Dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was properly equipped with its own drain as a guard against water from the sink draining back into the dishwasher.

Dishwasher model and serial numbers cross checked with manufacturer and Consumer Product Safety Commission showing no posted recalls. Dishwasher manufactured in 2002.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, Watch List - Maintenance

Range and oven operated. Model and serial number was cross-checked against manufacturer and Consumer Product Safety Commission and no posted recalls were found. The range was properly equipped with the approved gas flex line. The stove's gas shut-off valve was in place. No gas leaks were detected. Range was manufactured in 2002.

1) WL - This stove's burners are lit by an electronic spark igniter. Care should be taken to regularly clean the igniter's spark tip to ensure proper operation.

10.2 RANGE HOOD

Comments: Inspected, Watch List - Maintenance

Hood was operated. Model and serial number were compared against manufacturer and Consumer Product Safety Commission and no posted recalls were found. Range hood was manufactured in 2002.

1) WL - The grease filter for the range hood should be removed, every 2 weeks, and cleaned. This can be done in the dishwasher.

10.3 FOOD WASTE DISPOSER

Comments: Inspected

Disposer was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2002.

10.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Microwave was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2002. The microwave unit was also equipped with a convention heating feature.

10.5 REFRIGERATOR

Comments: Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2002.

1) WL - Care should be taken to clean the refrigerator's cooling vanes (located above the refrigerator behind the snap off access door) twice a year to ensure proper and efficient operation of the refrigerator and as a guard against mold formation. This particular model of refrigerator has a service history that requires this type of regular maintenance to ensure proper and efficient operation.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

It is important to remember that while appliances had average service ages, no individual appliances can be expected to operate within the average. The best policy with regards to appliances is that they operate until the stop operating. Inspector makes no warranty as to the operational life expectancy of any appliance.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

WJD Decker Home Services, LLC

Complete Home Inspection Services

9356 N. Keeler Ave.

Skokie, IL 60076

Office: (847) 676-8393

Cell: (847) 609-2345

Customer

Joe Newhomeowner

Property Address

1234 5th St

Anytown, IL

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.1 FOUNDATION - Findings

Inspected, Watch List - Maintenance, Repair or Replace

1) WL - The foundation wall exhibits some small vertical cracking. Recommend that these cracks be monitored for movement. Once movement has stopped, recommend that the cracks be sealed by urethane injection as a guard against seepage.

2) RR - Recommend evaluation of carpenter ants by a licensed and insured pest contractor.

2. Exterior

2.1 WALL COVERING AND TRIM - Findings

Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Like any other exterior wall covering, stucco also requires normal maintenance. It is recommended that the stucco be evaluated, every 5 years or so, for signs of cracking or joint leakage and that all mortar cracks between the stucco and the stone be sealed as a guard against water intrusion.

2) RR - Recommend that the small area of wall / ceiling interface over the front porch be caulked as a guard against water and cold air intrusion.

2.4 WINDOWS (Exterior) - Findings

Inspected, Watch List - Maintenance

1) WL - Recommend that the window exteriors, where they meet the enclosure window frames, be checked semi-annually (fall and spring) for signs of cracking of the caulk and that any such cracks be properly caulked with a good quality, exterior grade, commercial elastomeric caulk.

2) RR - Recommend final priming and painting of the steel window and door lintels with a good quality, exterior grade metal paint as a guard against the lintels rusting.

2.6 GARAGE DOOR OPENERS - Findings

Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that the garage door auto-reverse function be adjusted as it seems to require too much resistant force before reversal. Recommend that the auto-reverse feature of the garage door opener be adjusted.

2) SD - Recommend that the overhead door springs of the garage doors be tightened. It is too loose and this could lead to severe injury if the garage door opener latch is released while the door is in the up position. This is a safety hazard.

2.8 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings

Inspected, Watch List - Maintenance

1) WL - Recommend that the wood of the porch be treated with a wood sealant as a guard against deterioration.

2.11 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Findings

Inspected, Watch List - Maintenance, Repair or Replace

1) RR - Recommend that tree branches brushing the side of the house be trimmed back.

2) RR - Recommend that the vegetation growing around the A/C compressors be cut back.

3) WL - Recommend that the retaining wall on the east side of the house be monitored for signs of movement. If this wall continues to lean, recommend that it be evaluated and repaired by a licensed and insured masonry contractor.

3. Roofing

3.3 ROOFING DRAINAGE SYSTEMS - Findings

Inspected, Repair or Replace

1) RR - Recommend that all downspouts that drain an upper section of roof terminate either into a lower roof section gutter or to the ground, directly as a guard against excessive water buildup and accelerated roof failure. Recommend evaluation and repair by a state licensed and insured roofer.

2) RR - Recommend that the downspout connection to the underground drain pipes be secured with the proper adaptor as a guard against out splashing of rain water.

4. Plumbing System

4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

Inspected, Repair or Replace

1) RR - Recommend that drain pipe wall penetrations under sinks and basins and the master bathroom tub be sealed with caulk or foam against cold air and pest infiltration.

4.4 INTERIOR PLUMBING FIXTURES (Findings)

Inspected, Repair or Replace

1) RR - Recommend that the bathtub spigot in the X bathroom be properly sealed to the tile wall as a guard against water intrusion into the wall.

4.6 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings

Inspected, Watch List - Maintenance

1) WL - It is recommended that the water heater be drained of sediment twice a year to increase the life of the unit. The process is:

1) Close the units water supply valve. (Make sure that the water heater is not firing at the time of the draining.)

2) Place a pail under the drain valve at the bottom of the water heater and drain until the water runs clear (about 10 - 15 seconds).

3) Reopen the water supply valve.

4.10 SUMP PUMP - Findings

Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Recommend, as an upgrade, that the sump pump be equipped with a 120 volt battery backup to ensure their operation during power failure conditions.

2) RR - Recommend that the sump pump pipes, where they drain into the underground piping, be equipped with an adaptor so as to avoid oversplashing.

5. Electrical System

5.4 CONNECTED DEVICES AND FIXTURES - Findings

Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that all exterior light fixtures be properly sealed to the wall to guard against water intrusion into the electrical system.

2) SD - Recommend that all bare bulb light fixtures be replaced with light fixtures that protect the bulb from breakage and guard against fires. This is a safety hazard.

5.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Inspected, Significantly Deficient

2) SD - Current safety standards require AFCI (Arc Fault Circuit Interrupt) protection be used for all branch wiring that services bedroom areas. AFCI protection can be provided by installing AFCI circuit breakers on the branch circuits for bedrooms.

Recommend that all such installation be done by a licensed and insured electrical contractors and that these outlets and breakers be tested every month by means of the test buttons that they are equipped with.

5.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

Inspected, Watch List - Maintenance

1) WL - The actual detector mechanisms in smoke and carbon monoxide detectors usually only last 4 to 5 years. Even though the detector may sound when the "test" button is pushed, this button tests only the battery, not the detector.

It is recommended that all smoke and carbon monoxide detectors be replaced every 5 years to ensure proper operation and protection.

2) WL - Recommend, for further protection, that all bedroom areas be equipped with plug-in type, digital readout CO detectors, especially in bedrooms occupied by small children, as an additional safety consideration. Further recommend that all rooms that are equipped with ventless fireplaces also be equipped with digital readout CO detectors as a guard against CO emitted from these type of fireplaces.

6. Heating

6.5 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings

Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep in the near future. The damper and flue display soot buildup. Recommend that standard level 1 evaluation be done.

2) SD - Gas log lighters are not equipped with automatic gas shut off valves or any safety features that will guard against gas infiltration into the house. While allowed and approved, without any safety features, this inspector considers log lighters to be unsafe, especially in houses with small children. Recommend evaluation by a licensed and insured fireplace contractor

7. Central Air Conditioning

7.1 COOLING EQUIPMENT- Findings

Inspected, Watch List - Maintenance, Repair or Replace, Significantly Deficient

1) WL - Recommend that the vegetation around the A/C compressor be cut back to guard against clogging of the cooling coil.

2) WL - Recommend, as a help to maintenance, that the compressor intake vents be blown out (cleaned of debris with an air compressor) and covered with plastic window type screening to help protect the cooling vanes from becoming clogged with dust, grass and other debris. With this screen in place, such debris can easily be wiped off and cleaning the compressor will be easier.

3) RR - Recommend that the gas lines for the A/C compressors be sealed where they penetrate the exterior wall of the house.

4) SD - Recommend that the electrical connection to the A/C disconnect box be evaluated and repaired by a licensed and insured electrical contractor.

8. Interiors

8.1 CEILINGS - Findings

Inspected, Watch List - Maintenance

1) WL - As the building settles, small cracks and screw pops may develop at ceiling / wall interfaces and wall corners. This is normal and just part of the building "settling in". This process will take place for approximately 8 years after construction. It is recommended that, after the settling process is complete, that these minor cracks and defects be repaired as part of any re-painting. If these cracks are repaired right away, they will just redevelop.

8.3 WALLS - Findings

Inspected, Repair or Replace

1) RR - Recommend that all tile shower surround inside corners and tile / tub intersections be sealed with a good quality silicone caulk containing a mildew retardant. This caulk will serve as a guard against water intrusion, behind the tile, as minor corner cracks develop.

8.5 FLOORS - Findings

Inspected, Watch List - Maintenance

1) WL - Hardwood and wood laminate floors should only be cleaned with white vinegar and water. Tile flooring should have its grout sealed with a silicone grout sealer to guard against water penetration and dirt entering the tile grout.

2) WL - Carpeted floors should not be cleaned by use of 'steam cleaning' machines. This technique puts a great amount of water into the carpet pad and can lead to mold formation. Recommend cleaning carpets with an upright, beater brush type carpet vacuum and use of foam type cleaners for spots.

3) WL - Recommend that if the carpets in the basement are replaced, that the concrete slab be covered with 6 mil plastic with 6" overlap and all overlaps be taped. This will serve as a vapor barrier against condensation and will help protect the carpet.

4) WL - It is HIGHLY RECOMMENDED that a de-humidifier be installed in the basement and run constantly during the warm months as a guard against moisture accumulation.

8.8 COUNTERS AND OF CABINETS - Findings

Inspected, Watch List - Maintenance

1) WL - Care should be taken with finished stone countertops. They are porous and can stain. More importantly, they can absorb meat or chicken juices that may contain bacteria and transmit the bacteria to other foods that are not cooked, leading to food poisoning. Finished stone countertops should be regularly (at least once a month) cleaned, disinfected and sealed with specially designed products that are available from most stores that sell such countertops. The two spray products are recommended over the "one spray disinfect and seal" products. If not done properly and regularly, this can be a safety hazard.

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Inspected, Watch List - Maintenance

Range and oven operated. Model and serial number was cross-checked against manufacturer and

Consumer Product Safety Commission and no posted recalls were found. The range was properly equipped with the approved gas flex line. The stove's gas shut-off valve was in place. No gas leaks were detected. Range was manufactured in 2002.

1) WL - This stove's burners are lit by an electronic spark igniter. Care should be taken to regularly clean the igniter's spark tip to ensure proper operation.

10.2 RANGE HOOD

Inspected, Watch List - Maintenance

Hood was operated. Model and serial number were compared against manufacturer and Consumer Product Safety Commission and no posted recalls were found. Range hood was manufactured in 2002.

1) WL - The grease filter for the range hood should be removed, every 2 weeks, and cleaned. This can be done in the dishwasher.

10.5 REFRIGERATOR

Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2002.

1) WL - Care should be taken to clean the refrigerator's cooling vanes (located above the refrigerator behind the snap off access door) twice a year to ensure proper and efficient operation of the refrigerator and as a guard against mold formation. This particular model of refrigerator has a service history that requires this type of regular maintenance to ensure proper and efficient operation.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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