

### Complete Home Inspection Services

9356 N. Keeler Ave.

Skokie, IL 60076

Office: (847) 676-8393 Cell: (847) 609-2345

### **Inspection Report**

Mary and Joseph Manger

Property Address: 4321 Conversion Rd Recycle, IL 60000



Front View



William Decker, IL Lic. # 450.0002240

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<b>Date:</b> 10/14/2008	<b>Time:</b> 5:30 PM	Report ID: Sample Condo Conv
Property: 4321 Conversion Rd Recycle, IL 60000	Customer: Mary and Joseph Manger	Real Estate Professional:

The subject property is a condominium unit in an condo conversion building which was originally built in 1922 and was remodeled in 2001. The unit is in very good condition, compared to similar properties in this area and of this age. There were a few minor issues with regards to electrical safety upgrades and some minor finish items.

This condominium or townhouse inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include inspection of the exterior components of the property, common areas, crawlspace, basement or attic and all of the components contained therein except as in a general overview and as accessible at the time of the inspection as these systems, components and items are usually owned, in common, by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact within the scope of the real estate transaction and are the buyers responsibility and, if so, to notify the inspector so these particular areas will be inspected.

Please Note: A different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

#### **Comment Key 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 that 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:**

<u>Inspected (IN)</u> = 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.

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

<u>Watch List or Maintenance (WL)</u> =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: Client Is Present: Seller Present:

Over 50 Years (1922) Yes No

Realtors Present:Weather:Temperature:Both Buyer's and Seller'sClearBelow 60

Rain in last 3 days: Radon Test: Mold Test:

Yes No No

Water Test: Insect / Pest Inspection:

No No

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**PLUMBING SUPPLY:** 

**PLUMBING WASTE:** 

**MANUFACTURER:** 

NOT ACCESSABLE

**COPPER** 

#### 1. 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: WATER FILTERS:

PUBLIC NONE

PLUMBING DISTRIBUTION: WASHER DRAIN SIZE:

COPPER WALL MOUNTED SUPPLY AND DRAIN

WATER HEATER POWER SOURCE: CAPACITY:

GAS 40 GAL (1-2 PEOPLE) GE

GAL (1-2 PEOPLE) GE

#### **Inspection Items**

#### 1.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Inspect and Describe

**Comments:** Inspected

Drain / Waste / Vent system was copper and displayed no signs of leakage or physical damage and were properly sloped where able to be inspected. All drains were operated and flowed freely.

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.

Neither the clothes washer nor the water heater were equipped with drain pans. Although not required at the time the unit was remodeled, these pans are now required. The serve to guard against water damage to the unit and to units below in case the water heater or washer leak.





1.0 Picture 1

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#### 1.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

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

- 1) RR Recommend that drain pipe wall penetrations under sinks and basins be sealed with caulk or foam against cold air and pest infiltration.
- 2) WL Recommend, as an upgrade, that the water heater and clothes washer be equipped with drain pans underneath as a guard against water damage in case of leaks.

### 1.2 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.

#### **1.3 INTERIOR PLUMBING FIXTURES (Inspect and Describe)**

**Comments:** Inspected

All interior plumbing fixtures were tested and operated properly. All toilets were properly and securely sealed. All interior faucets were properly equipped with shut-off valves.

The laundry facilities were equipped with an in-wall mounted hot and cold water supply and a drain.

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

**Comments:** Inspected

The water heater was an GE 40 gallon unit, manufactured in 2001. Its model and serial number were checked against the Consumer Products Safety Commission and the manufacturer's web sites and no defect or recall notices were found.

The water heater 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 heaters vent flue was properly secured, sloped and secured to the chimney and displayed no signs of backdrafting or carbon monoxide leakage. The water heater's gas shut-off valve is indicated (Picture 1).

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1.4 Picture 1

# 1.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings Comments: Inspected, Watch List - Maintenance

1) WL - The water heater is older (2001) and has been operated on the highest setting. The water heater was working properly at the time of the inspection, but it should be noted that it is near the end of its useful life. If the water heater produces "popcorn" sounds during future operation, it is HIGHLY recommended that the water heater be replaced BEFORE it fails. The water heater was not equipped with a drain pan and its failure could cause significant water damage to the unit and the the units below.

# 1.6 MAIN WATER AND FUEL SHUT-OFF DEVICES (Describe location) - Findings Comments: Inspected

Main water shut was in a common area and not able to be inspected. The subject unit was not equipped with its own water shut-off, although all sinks and the toilet were equipped with their own shut-off valves.

The main fuel shut-off was at the gas meter, located in a common area and not able to be inspected. There was a gas shut-off, located behind the stove.

### 1.7 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.

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#### 2. 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 METER CAPACITY: PANEL CAPACITY:

CONDUCTORS: NOT ACCESSABLE 100 AMP

OVERHEAD SERVICE 240 VOLTS

PANEL TYPE: ELEC. PANEL BRANCH WIRE 15 and 20

CIRCUIT BREAKERS MANUFACTURER: AMP:
GENERAL ELECTRIC COPPER

WIRING METHODS: CONDUIT

#### **Inspection Items**

#### 2.0 SERVICE DROP AND ENTRANCE, CONDUCTORS - Inspect and Describe

**Comments:** Inspected

Main electrical service drop comes from an overhead drop from the utility pole nearby. The drip loop is sufficient (Picture 1) and service entrance conductors appear to be proper for the service load. The service entrance conductors are taken into the building by means of rigid pipe which is properly secured and displays no signs of rust or physical damage. The electrical meter and main disconnect were not accessible for inspection.



2.0 Picture 1

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

**Comments:** Inspected

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The electrical distribution panel for the subject unit, not equipped with a subsidiary disconnect, was located on the south wall of the rear closet (Picture 1). 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.



2.1 Picture 1

# 2.2 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 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.

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2.2 Picture 1

#### 2.3 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 closet 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.



2.3 Picture 1

#### 2.4 CONNECTED DEVICES AND FIXTURES - Findings

**Comments:** Inspected, Significantly Deficent

1) 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.

#### 2.5 GFCI, AFCI PROTECTION OF RECEPTACLES - Inspect and Describe

**Comments:** Inspected

GFCI electrical receptacles were found in all the required locations, with the exception of the one countertop receptacle that was not GFCI protected. They were tested, by two methods, and operated properly.

No AFCI protection was seen for bedroom areas.

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#### 2.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

**Comments:** Inspected, Significantly Deficent

SD - Current safety standards require GFCI (Ground Fault Circuit Interrupt) protected outlets, or GFCI circuit breakers for all outlets that are:

- Over the counter in kitchens and anywhere in bathrooms.
- Within 6' or any water source (sinks, bathtubs, bathroom basins)
- Located in unfinished areas of basements.
- In garages.
- Powering garage door openers serving metal garage doors.
- Located on the exterior of the house.
- Around pools, spas or that power whirlpool type tubs.

Current safety standards require AFCI (Arc Fault Circuit Interrupt) protection for all outlets serving branch wiring for all bedrooms and sleeping areas. 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, per manufacturer's recommendations.

# 2.7 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Inspect and Describe Comments: Inspected

Smoke detectors were seen, but their placement and numbers did not comply with current requirements. No CO detectors were seen.

#### 2.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

**Comments:** Inspected, Watch List - Maintenance, Significantly Deficent

- 1) SD Recommend that smoke detectors be located:
  - In the hallways outside of bedrooms.
  - At the top and bottom of all stairways.
  - In the kitchen

Recommend that carbon monoxide detectors be located in all bedrooms and in any utility room containing a gas fired water heater, furnace or boiler.

Recommend that all smoke and carbon monoxide detectors be hard wired to the building's electrical system and be equipped with rechargeable battery backup.

It is a state law that CO detectors be located within 15 feet of all sleeping areas.

2) 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, <u>not</u> the detector.

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

3) WL - Recommend, for further protection because the unit is equipped with a non-vented gas log fireplace, that the room containing the fireplace be equipped with a digital, wall plug type carbon monoxide detector. Unvented gas log fireplaces produce carbon monoxide.

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#### 3. 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: FURNACE EFFICENCY: HEAT SYSTEM BRAND:

FORCED AIR MID EFFICIENCY (Cat 1 - Cat 3) RHEEM

INSUFFICIENT COMBUSTION AIR

ENERGY SOURCE: NUMBER OF HEAT SYSTEMS (excluding DUCTWORK: NATURAL GAS fireplaces):

NATURAL GAS fireplaces):
ONE
NON-INSULATED
GALVANIZED STEEL

FILTER TYPE: TYPES OF FIREPLACES: OPERABLE

DISPOSABLE VENTED GAS LOGS FIREPLACES: ONE

NUMBER OF WOODSTOVES:

NONE

#### **Inspection Items**

#### 3.0 HEATING EQUIPMENT - Inspect and Describe

**Comments:** Inspected

The subject property was heated by a Rheem category 1 mid-efficiency furnace manufactured in 2001 and located in the utility closet (Picture 1, gas and electrical shut-offs indicated). The furnace's serial number was checked against Consumer Products Safety Commission and the manufacturer's web site for defect or recall notices and none were found.

The unit was operated and displayed the proper color flame. It delivered heat with, at least, a 15 degree differential measured at the supply registers. Carbon monoxide readings were within normal limits.



3.0 Picture 1

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#### 3.1 HEATING EQUIPMENT - Findings

**Comments:** Inspected, Watch List - Maintenance

1) WL - Recommend that the furnace be evaluated and maintained annually (in the fall) by a licensed and insured HVAC technician as a regular maintenance item. This will add, significantly, to the life and efficiency of the furnace. It is further recommended that the furnace's filter be replaced every 30 days. The use of HEPPA or so-called '90 day' furnace filters is not recommended.

#### 3.2 NORMAL OPERATING AND SAFETY CONTROLS - Inspect and Describe

**Comments:** Inspected

Furnace responded properly to normal operating controls (multiple setting, setback type).

Furnace was equipped with gas shutoff and electrical shutoff located on the furnace unit.

#### 3.3 CHIMNEYS, FLUES AND VENTS - Inspect and Describe

**Comments:** Inspected

Furnace is vented to a common metal flue by means of a round, galvanized steel flue. The flue pipe is of sufficient size and is properly secured.

#### 3.4 HEAT DISTRIBUTION SYSTEMS - Inspect and Describe

**Comments:** Inspected

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

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

**Comments:** Inspected

The unit was equipped with an older gas log type fireplace (Picture 1). The pilot was not on and unit was not operated. The fireplace damper operated but did not appear to be properly secured and there fireplace connection was older.



3.5 Picture 1

#### 3.6 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings

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

1) RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep before operation. The damper and flue display soot buildup. Recommend that standard level 2 evaluation be done which is a standard practice whenever a property changes hands.

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2) WL - The gas log in the fireplace was an older model and was not equipped with the modern safety features now required. It is recommended, as an upgrade, that the gas log appliance be replaced with a newer model that includes automatic gas shut-off thermocouple devices and oxygen sensors.

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#### 4. 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

COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY

CENTRAL AIR
MANUFACTURER:
UNKNOWN

NUMBER OF A/C UNITS: ONE

**Inspection Items** 

#### 4.0 COOLING EQUIPMENT- Inspect and Describe

**Comments:** Inspected

The air conditioner compressor was located in a non-accessible area of the building and could not be directly inspected. It operated properly and delivered the required 15 degree differential.

#### 4.1 COOLING EQUIPMENT- Findings

**Comments:** Inspected, Watch List - Maintenance

1) 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.

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**FLOOR COVERING(S):** 

HARDWOOD T&G

(Particle Board Sides)

**CABINETRY:** 

TILE

WOOD

#### 5. 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: WALL MATERIAL:

SHEETROCK SHEETROCK

TILE

INTERIOR DOORS: WINDOW TYPES:

RAISED PANEL THERMAL/INSULATED

WOOD DOUBLE-HUNG

SINGLE PANE WOOD

WOOD METAL

**COUNTERTOP:** 

**MARBLE** 

#### **Inspection Items**

#### 5.0 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 process.

Thermal imaging revealed no signs of water leakage or excessive moisture.

#### **5.1 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 just part of the building "settling in". This process will take place for approximately 2 to 4 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.

#### 5.2 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 ceramic tile in the shower and bathtub enclosures. The tile displayed no signs of displacement or looseness but the hallway bathroom did display some minor grout loss (Picture 1). RF deep probing moisture meter readings displayed no areas of increased moisture behind the tiles.

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5.2 Picture 1

#### 5.3 WALLS - Findings

**Comments:** Inspected, Repair or Replace

- 1) RR Recommend that all wall, shower and tub surround tile grout be sealed against water infiltration by means of a silicone based tile grout sealer.
- 2) RR Recommend that the tub and shower surrounds be re-grouted.
- 3) 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.

#### **5.4 FLOORS - Inspect and Describe**

**Comments:** Inspected

Floors are hardwood tongue and groove and tile. The floors displayed no signs of cracking, missing grout, but there were some wooden floor areas that displayed some minor discoloration, consistent with their age.

#### 5.5 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.

### ${\bf 5.6~STEPS, STAIRWAYS, BALCONIES~AND~RAILINGS-Inspect~and~Describe}$

**Comments:** Inspected

The rear porch displayed some construction that is not in accordance with the current local requirements, such as improper notching (Picture 1) of the support beams. Documentation of a future porch repair by the association was present. This is not considered, by this inspector, to be an imminent problem and the upcoming repair is sufficient.

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5.6 Picture 1

#### 5.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings

**Comments:** Inspected, Watch List - Maintenance

1) WL - Recommend that if a barbeque grill is to be used on the back porch, that a metal plate be installed under the grill as a guard against fire.

#### 5.8 COUNTERS AND OF CABINETS - Inspect and Describe

**Comments:** Inspected

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

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.

#### **5.9 COUNTERS 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, the 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 form 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.

#### 5.10 DOORS (Interior) - Inspect and Describe

**Comments:** Inspected

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

Some closet doors were wooden bi-fold doors and operated properly.

No doors displayed signs of physical damage.

#### 5.11 WINDOWS (Interior) - Inspect and Describe

**Comments:** Inspected

Interior windows were newer metal and thermally insulated with the front windows being the original wood with aluminum screens and storm windows. All windows operated properly and displayed no signs of damaged seals or condensation damage.

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#### 6. 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:
NO ATTIC
NO ATTIC
NONE
UNKNOWN
EXHAUST FAN TYPES:
DRYER POWER SOURCE: DRYER VENT:

FAN ONLY 240 ELECTRIC FLEXIBLE METAL

PROPERLY EXAHUSTED TO THE EXTERIOR PROPERLY VENTED TO EXTERIOR

#### **Inspection Items**

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

**Comments:** Inspected

Insultation of the exterior walls was measured and is estimated to be approximately R 17.

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

**Comments:** Inspected

Bathrooms were equipped with ceiling exhaust fans which were properly vented to the exterior.

Clothes dryer was properly vented to the exterior.

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#### 7. Built-In Kitchen Appliances

#### **Styles & Materials**

RANGE/OVEN: DISHWASHER: DISPOSER:

FRIGIDAIRE FRIGIDAIRE DIRECT ELECTRICAL

ELECTRIC SPARK IGNITION AIR GAP VERIFIED CONNECTION

APPROVED GAS LINE NON-WATERPROOF CABLE

VERIFIED IN SINK ERATOR

OVER COUNTER SWITCH

EXHAUST/RANGE HOOD: BUILT-IN MICROWAVE: TRASH COMPACTORS:

RE-CIRCULATE INTEGRAL VENT HOOD - NONE INTEGRAL TO MICROWAVE RECIRCULATE

LIGHTED RECIRCULATE
FRIGIDAIRE

**REFRIGERATOR:** 

**FRIGIDAIRE** 

#### **Inspection Items**

#### 7.0 DISHWASHER

**Comments:** Inspected, Repair or Replace

Dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was properly equipped with a high loop 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 2001.

1) RR - The dishwasher was not properly secured to the underside of the countertop. Recommend that the dishwasher be properly secured.

#### 7.1 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 2001.

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.

#### 7.2 RANGE HOOD

**Comments:** Inspected

Range hood is integral to the built-in microwave and is a re-circulating type, rather than a vented type. In the event of heavy cooking smoke, some of the smoke may re-enter the kitchen via the re-circulation vent. With re-circulating type range hoods, care must be taken to regularly (bi-monthly) clean the metal grease filter located under the hood in order to ensure the proper operation of the unit.

#### 7.3 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 2001.

#### 7.4 MICROWAVE COOKING EQUIPMENT

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#### **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 2001.

#### 7.5 REFRIGERATOR

**Comments:** Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number sere checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2005.

1) WL - Care should be taken to clean the refrigerator's cooling vanes (located under 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.

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**



### Complete Home Inspection Services

9356 N. Keeler Ave.

Skokie, IL 60076

Office: (847) 676-8393 Cell: (847) 609-2345

#### Customer

Mary and Joseph Manger

#### **Property Address**

4321 Conversion Rd Recycle, IL 60000

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. Plumbing System

#### 1.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

#### Inspected, Watch List - Maintenance, Repair or Replace

- 1) RR Recommend that drain pipe wall penetrations under sinks and basins be sealed with caulk or foam against cold air and pest infiltration.
- 2) WL Recommend, as an upgrade, that the water heater and clothes washer be equipped with drain pans underneath as a guard against water damage in case of leaks.

# 1.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings Inspected, Watch List - Maintenance

1) WL - The water heater is older (2001) and has been operated on the highest setting. The water heater was working properly at the time of the inspection, but it should be noted that it is near the end of its useful life. If the water heater produces "popcorn" sounds during future operation, it is HIGHLY recommended that the water heater be replaced BEFORE it fails. The water heater was not equipped with a drain pan and its failure could cause significant water damage to the unit and the the units below.

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#### 2. Electrical System

#### 2.4 CONNECTED DEVICES AND FIXTURES - Findings

#### Inspected, Significantly Deficent

1) 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.

#### 2.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

#### **Inspected, Significantly Deficent**

SD - Current safety standards require GFCI (Ground Fault Circuit Interrupt) protected outlets, or GFCI circuit breakers for all outlets that are:

- Over the counter in kitchens and anywhere in bathrooms.
- Within 6' or any water source (sinks, bathtubs, bathroom basins)
- Located in unfinished areas of basements.
- In garages.
- Powering garage door openers serving metal garage doors.
- Located on the exterior of the house.
- Around pools, spas or that power whirlpool type tubs.

Current safety standards require AFCI (Arc Fault Circuit Interrupt) protection for all outlets serving branch wiring for all bedrooms and sleeping areas. 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, per manufacturer's recommendations.

#### 2.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

#### **Inspected, Watch List - Maintenance, Significantly Deficent**

- 1) SD Recommend that smoke detectors be located:
  - In the hallways outside of bedrooms.
  - At the top and bottom of all stairways.
  - In the kitchen

Recommend that carbon monoxide detectors be located in all bedrooms and in any utility room containing a gas fired water heater, furnace or boiler.

Recommend that all smoke and carbon monoxide detectors be hard wired to the building's electrical system and be equipped with rechargeable battery backup.

It is a state law that CO detectors be located within 15 feet of all sleeping areas.

2) 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, <u>not</u> the detector.

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

3) WL - Recommend, for further protection because the unit is equipped with a non-vented gas log fireplace, that the room containing the fireplace be equipped with a digital, wall plug type

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carbon monoxide detector. Unvented gas log fireplaces produce carbon monoxide.

#### 3. Heating

#### 3.1 HEATING EQUIPMENT - Findings

#### **Inspected, Watch List - Maintenance**

1) WL - Recommend that the furnace be evaluated and maintained annually (in the fall) by a licensed and insured HVAC technician as a regular maintenance item. This will add, significantly, to the life and efficiency of the furnace. It is further recommended that the furnace's filter be replaced every 30 days. The use of HEPPA or so-called '90 day' furnace filters is not recommended.

# 3.6 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings Inspected, Watch List - Maintenance, Repair or Replace

- 1) RR Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep before operation. The damper and flue display soot buildup. Recommend that standard level 2 evaluation be done which is a standard practice whenever a property changes hands.
- 2) WL The gas log in the fireplace was an older model and was not equipped with the modern safety features now required. It is recommended, as an upgrade, that the gas log appliance be replaced with a newer model that includes automatic gas shut-off thermocouple devices and oxygen sensors.

#### 4. Central Air Conditioning

#### 4.1 COOLING EQUIPMENT- Findings

#### **Inspected, Watch List - Maintenance**

1) 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.

#### 5. Interiors

#### 5.1 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 just part of the building "settling in". This process will take place for approximately 2 to 4 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.

#### **5.3 WALLS - Findings**

#### Inspected, Repair or Replace

- 1) RR Recommend that all wall, shower and tub surround tile grout be sealed against water infiltration by means of a silicone based tile grout sealer.
- 2) RR Recommend that the tub and shower surrounds be re-grouted.

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3) 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.

#### 5.5 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.

#### 5.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings

#### **Inspected, Watch List - Maintenance**

1) WL - Recommend that if a barbeque grill is to be used on the back porch, that a metal plate be installed under the grill as a guard against fire.

#### 5.9 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, the 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 form 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.

#### 7. Built-In Kitchen Appliances

#### 7.0 DISHWASHER

#### Inspected, Repair or Replace

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

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#### **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 2001.

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#### 7.5 REFRIGERATOR

#### **Inspected, Watch List - Maintenance**

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Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2005.

1) WL - Care should be taken to clean the refrigerator's cooling vanes (located under 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.

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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