

WJD Decker
Home Services, LLC

Complete Home Inspection Services

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Inspection Report

Molly and Matt Condo

**Property Address:
3312 Wrigley
Cubsville, IL**



Front View



William Decker, IL Lic. # 450.0002240

Date: 1/28/2009	Time: 11:00 AM	Report ID: Sample Condo New
Property: 3312 Wrigley Cubsville, IL	Customer: Molly and Matt Condo	Real Estate Professional:

The subject property is a condominium unit in a new construction multiple unit building. The unit was not complete at the time of the inspection and some of the items are, most probably, a result of this. The unit appeared to be, mostly, well built, but there were a few items with regards to furnace combustion air, electrical grounding, some questions about the wiring of the A/C compressor and some tit and finish details. It should be noted that Decker Home Services will, at no extra charge, come back for a pre-closing inspection when the unit is complete.

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 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:
New Construction

Client Is Present:
Yes

Seller Present:
Yes

Realtors Present:
Seller's Realtor

Weather:
Clear

Temperature:
Below 32

Rain in last 3 days:
No

Radon Test:
No

Mold Test:
No

Water Test:
No

Insect / Pest Inspection:
No

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:

PUBLIC

PLUMBING DISTRIBUTION:

COPPER

WATER HEATER POWER SOURCE:

GAS

WATER FILTERS:

NONE

WASHER DRAIN SIZE:

WALL MOUNTED SUPPLY AND DRAIN

CAPACITY:

40 GAL (1-2 PEOPLE)

PLUMBING SUPPLY:

COPPER

PLUMBING WASTE:

COPPER

MANUFACTURER:

A.O. SMITH

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.

1.1 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.

1.2 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 kitchen fixtures were not installed at the time of the inspection.

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

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

Comments: Inspected

The water heater was an A.O. Smith 40 gallon, high efficiency and forced draft unit, manufactured in 2008. 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 not observed through a heating cycle because it was not lit at the time of the inspection. The TPR valve was properly vented to an approved pipe. The water heaters vent flue was properly secured, sloped and vented to the exterior. There appeared to be sufficient combustion air for the water heater. The water heater's gas shut-off valve is indicated (Picture 1).

The water heater was not installed in a drain pan. While not required in basements, one should be installed as a guard against water damage to the carpets should the water heater fail.



1.3 Picture 1

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

Comments: Inspected, Watch List - Maintenance

1) WL - While not required by local codes for basement water heaters, it is recommended, as an upgrade, that the water heater be installed in a drain pan as a guard against water damage should the water heater fail.

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

Comments: Inspected

Main water shut-off was located at the northeast corner of the basement (Picture 1). 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 2).



1.5 Picture 1



1.5 Picture 2

1.6 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, boiler and water heater and none were found.

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 CONDUCTORS:

OVERHEAD SERVICE
240 VOLTS

PANEL TYPE:

CIRCUIT BREAKERS

WIRING METHODS:

CONDUIT

METER CAPACITY:

200 AMPS

ELEC. PANEL

MANUFACTURER:

SIEMENS

PANEL CAPACITY:

100 AMP

BRANCH WIRE 15 and 20

AMP:

COPPER

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 (Picture 1). The drip loop is sufficient and service entrance conductors appear to be proper for the service load. The meters were not yet installed.



2.0 Picture 1

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

Comments: Inspected

The electrical distribution panel for the subject unit, equipped with a subsidiary disconnect, was located in the lower level hallway (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 not 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 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS - Findings

Comments: Inspected, Significantly Deficient

1) SD - NEC (National Electric Code) requires that all overcurrent devices (circuit breakers and/or fuses) be labeled as to which branch circuits they protect. Recommend that the branching of the circuits and the labeling of them be done by a licensed and insured electrical contractor.

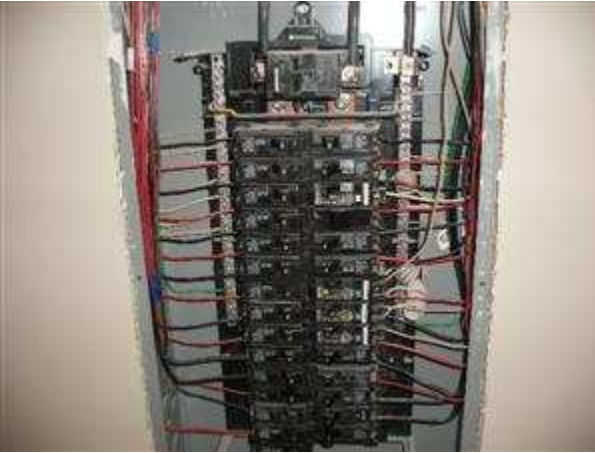
2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Inspect and Describe

Comments: Inspected

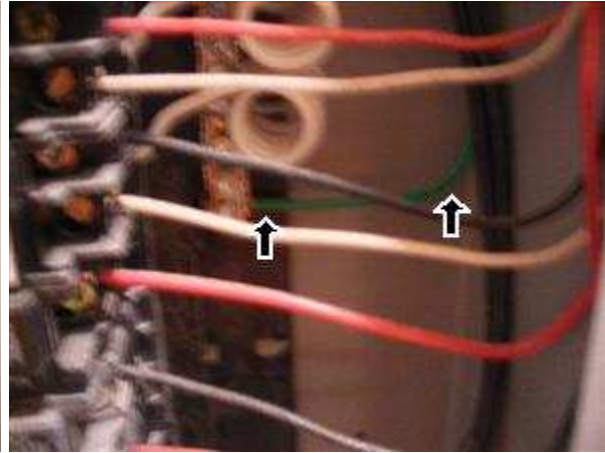
All overcurrent devices (circuit breakers) were of the proper type and were served by the correct gauge wire for their rated amperage. There were no double taps. All neutral conductors are properly seated in the neutral bus and the neutral bus is properly floated from the panel and the ground.

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

It should be noted that there is a green wire, taken from the neutral buss, that appears to go to the A/C compressor (Picture 2). If this is intended to be a ground wire, it is improperly installed. If this is a neutral wire, it is mis-colored and should be taped with white tape.



2.3 Picture 1



2.3 Picture 2

2.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend evaluation of the green wire in the panel by a licensed and insured electrical contractor before closing.

2.5 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:

- Multiple receptacles were not powered.
- Multiple receptacles tested as having no ground.
- Multiple receptacles tested as having excessive voltage drop.
- Exterior light fixtures are not properly sealed against water intrusion (Picture 1).



2.5 Picture 1

2.6 CONNECTED DEVICES AND FIXTURES - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the electrical system receptacles be evaluated and repaired, as needed, by a licensed and insured electrical contractor. There are some that displayed no power, no grounding and excessive voltage drops.

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

2.7 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.

AFCI protection was seen for bedroom areas.

Some of the AFCI breakers refused to reset.

2.8 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the AFCI breaker be tested. Some will not reset.

2.9 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.

2.10 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.

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:

FORCED AIR
CIRCULATING BOILER

ENERGY SOURCE:

NATURAL GAS

FILTER TYPE:

CARTRIDGE

**NUMBER OF
WOODSTOVES:**

NONE

FURNACE EFFICIENCY:

CONVENTIONAL
HIGH EFFICIENCY (Cat 4)

**NUMBER OF HEAT SYSTEMS (excluding
fireplaces):**

TWO

TYPES OF FIREPLACES:

SOLID FUEL
GAS/LP LOG STARTER

HEAT SYSTEM BRAND:

BRYANT
HYDROTHERM

DUCTWORK:

NON-INSULATED
RECTANGULAR
GALVANIZED STEEL

**OPERABLE
FIREPLACES:**

ONE

Inspection Items

3.0 HEATING EQUIPMENT - Inspect and Describe

Comments: Inspected

The subject unit was heated by a Bryant category 4 high efficiency furnace manufactured in 2008 and located in the utility closet (Picture 1, gas shut-off and electrical shut-off 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.

There was also a Hydrothermal boiler, servicing the slab hydronic heating system. This boiler was not operating at the time of the inspection and will be evaluated during the pre-closing walkthrough.



3.0 Picture 1

3.1 HEATING EQUIPMENT - Findings

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

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.

2) RR - Recommend that the sufficiency of combustion air for the water heater and boiler be evaluated by a licensed and insured HVAC technician before the close.

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

The furnace was properly vented by means of PVC piping. The required combustion air intake vent was properly installed. The combustion air intake vent should be raised and end in a 45 degree elbow (Picture 1).



3.3 Picture 1

3.4 CHIMNEYS, FLUES AND VENTS - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the outward facing PVC furnace vent be equipped with a 45 degree elbow and that both vents be equipped with pest screens as a guard against pests entering the heating system.

3.5 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.

3.6 HEAT DISTRIBUTION SYSTEMS - Findings

Comments: Inspected, Repair or Replace

1) RR - Construction debris and dust was observed in the vents and ductwork. Recommend that the ducts be cleaned by a licensed and insured duct cleaning contractor.

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

Comments: Inspected

The house is equipped with a modular solid fuel fireplace that displays the proper fire brick. The damper was metal and operated properly.

The fireplace was 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.

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

Comments: Inspected, Significantly Deficient

1) 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. Without any safety feature, this inspector considers log lighters to be unsafe, especially in houses with small children. Recommend evaluation by a licensed and insured fireplace contractor

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

NUMBER OF A/C UNITS:

ONE

COOLING EQUIPMENT ENERGY

SOURCE:

ELECTRICITY

CENTRAL AIR

MANUFACTURER:

BRYANT

Inspection Items

4.0 COOLING EQUIPMENT- Inspect and Describe

Comments: Inspected

Air conditioner compressor was a Bryant unit, manufactured in 2008 and located at the rear of the building. Its model and serial number were compared to the Consumer Products Safety Commission and manufacturers web site for defect and recall notices and none were found.

It is equipped with a disconnect in clear sight and not obstructed. Its gas a liquid lines were unkinked and properly insulated.

The temperature at the time of this inspection was below 65 degrees within the last 24 hours. Operation of the air conditioning compressor at these temperatures can damage the unit. The air conditioning was not operated or inspected.

Decker Home Services will gladly re-inspect the air conditioning, at no additional cost, when conditions allow.

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.

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:

SHEETROCK

WALL MATERIAL:

SHEETROCK
TILE

FLOOR COVERING(S):

HARDWOOD T&G
TILE

INTERIOR DOORS:

RAISED PANEL
WOOD

WINDOW TYPES:

THERMAL/INSULATED
DOUBLE-HUNG
CASEMENT
METAL EXTERIOR - WOODEN INTERIOR

CABINETS:

WOOD
(Particle Board Sides)

COUNTERTOP:

NONE

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.

5.1 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.

5.2 FLOORS - Inspect and Describe

Comments: Inspected

Floors are hardwood tongue and groove and tile. The floors displayed no signs of cracking, missing grout or discoloration.

It should be noted that the 1st level powder room floor was wooden, which is not a good idea.

5.3 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 - 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.

5.4 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. Some of the ballisters were non-professionaly installed (Picture 1).

The rear porch was a wooden deck which was installed over rubber membrane roofing material. This wooden deck will greatly reduce the life of the roofing material and is not recommended.

The metal back porch, above the subject unit's porch, did not have its ledger board flashed as a guard against water entering the building's wall.



5.4 Picture 1

5.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings

Comments: Inspected, Repair or Replace

- 1) RR - Recommend that the wooden decking on the roof covering be removed so as to extend the roof covering life.
- 2) RR - Recommend that the ledgers of the metal back porches be counter flashed as a guard against water entering the building through the ledger bolts.

5.6 DOORS (Interior) - Inspect and Describe

Comments: Inspected

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

5.7 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.

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

R- VALUE: BELOW R-19	VAPOR BARRIER: KRAFT PAPER	EXHAUST FAN TYPES: FAN ONLY PROPERLY EXHAUSTED TO THE EXTERIOR
DRYER POWER SOURCE: GAS CONNECTION	DRYER VENT: NONE	

Inspection Items

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

Comments: Inspected

The wall insulation of the unit was fiberglass with Kraft paper facing. It was installed in a 1 1/2" wall cavity over furring strips. This is not an approved installation method. The R value of the exterior walls was measured at R 12 on the 1st level and R 8 in the lower level.

6.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Recommended R values for attic insulation is R 38 or better. Recommended floor insulation, over crawlspaces, is R 19 or better. Recommended exterior wall insulation is R 21 or better.

These are the current recommended national standards. Please remember that mere listed R values are NOT indicative of what the actual R values will be and that factors such as air infiltration and moisture movement can lower the effective R values in home insulation.

If an upgrade is done, recommend that a foam type insulation be used so as to properly seal the insulation and reduce the effects of air and moisture changes on the R value of the insulation

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

Comments: Inspected

Kitchen hood and bathroom ceiling vent fans were properly vented to the exterior. No clothes dryer was installed at the time of the inspection.

6.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings

Comments: Inspected, Watch List - Maintenance

When installing the washer / dryer, it is recommended that the washer be installed in a drain pan and that the dryer vent hose be of a type approved for this use. Foil or vinyl type vent hoses are not approved for use with dryers.

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

Molly and Matt Condo

Property Address

3312 Wrigley

Cubsville, 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. Plumbing System

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

Inspected, Watch List - Maintenance

1) WL - While not required by local codes for basement water heaters, it is recommended, as an upgrade, that the water heater be installed in a drain pan as a guard against water damage should the water heater fail.

2. Electrical System

2.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS - Findings

Inspected, Significantly Deficient

1) SD - NEC (National Electric Code) requires that all overcurrent devices (circuit breakers and/or fuses) be labeled as to which branch circuits they protect. Recommend that the branching of the circuits and the labeling of them be done by a licensed and insured electrical contractor.

2.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Findings

Inspected, Repair or Replace

1) RR - Recommend evaluation of the green wire in the panel by a licensed and insured electrical contractor before closing.

2.6 CONNECTED DEVICES AND FIXTURES - Findings

Inspected, Repair or Replace

1) RR - Recommend that the electrical system receptacles be evaluated and repaired, as needed, by a licensed and insured electrical contractor. There are some that displayed no power, no grounding and excessive voltage drops.

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

2.8 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Inspected, Repair or Replace

1) RR - Recommend that the AFCI breaker be tested. Some will not reset.

2.10 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.

3. Heating

3.1 HEATING EQUIPMENT - Findings

Inspected, Watch List - Maintenance, Repair or Replace

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.

2) RR - Recommend that the sufficiency of combustion air for the water heater and boiler be evaluated by a licensed and insured HVAC technician before the close.

3.4 CHIMNEYS, FLUES AND VENTS - Findings

Inspected, Repair or Replace

1) RR - Recommend that the outward facing PVC furnace vent be equipped with a 45 degree elbow and that both vents be equipped with pest screens as a guard against pests entering the heating system.

3.6 HEAT DISTRIBUTION SYSTEMS - Findings

Inspected, Repair or Replace

1) RR - Construction debris and dust was observed in the vents and ductwork. Recommend that the ducts be cleaned by a licensed and insured duct cleaning contractor.

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

Inspected, Significantly Deficient

1) 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. Without any safety feature, this inspector considers log lighters to be unsafe, especially in houses with small children. Recommend evaluation by a licensed and insured fireplace contractor

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

5.3 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 - 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.

5.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings

Inspected, Repair or Replace

1) RR - Recommend that the wooden decking on the roof covering be removed so as to extend the roof covering life.

2) RR - Recommend that the ledgers of the metal back porches be counter flashed as a guard against water entering the building through the ledger bolts.

6. Insulation and Ventilation

6.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Findings

Inspected, Watch List - Maintenance

1) WL - Recommended R values for attic insulation is R 38 or better. Recommended floor insulation, over crawlspaces, is R 19 or better. Recommended exterior wall insulation is R 21 or better.

These are the current recommended national standards. Please remember that mere listed R values are NOT indicative of what the actual R values will be and that factors such as air infiltration and moisture movement can lower the effective R values in home insulation.

If an upgrade is done, recommend that a foam type insulation be used so as to properly seal the insulation and reduce the effects of air and moisture changes on the R value of the insulation

6.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings

Inspected, Watch List - Maintenance

When installing the washer / dryer, it is recommended that the washer be installed in a drain pan and that the dryer vent hose be of a type approved for this use. Foil or vinyl type vent hoses are not approved for use with dryers.

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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