

WJD Decker
Home Services, LLC

Complete Home Inspection Services

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Inspection Report

Charles Rowhouse

**Property Address:
2201 Row Drive # Z
London, IL**



Front View



William Decker, IL Lic. # 450.0002240

Date: 3/23/2009	Time: 1:30 PM	Report ID: Sample Rowhouse
Property: 2201 Row Drive # Z London, IL	Customer: Charles Rowhouse	Real Estate Professional:

The subject property is a rowhouse unit in a block of rowhouses and was originally built in 1997 (per public records). The unit is in good condition, with some minor wear and tear issues. There was some deflection seen in the garage door lintel and improper porch and deck ledger connections at the front and side of the unit.

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.

It is **HIGHLY** recommended that new construction condominium buildings have the common areas inspected, in a transition inspection, before the builder hands these properties over to the condominium association.

[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.

NOTE: The report is copyrighted by Decker Home Services, LLC and is prepared exclusively for the Client(s) named in this report. Ownership of this report is retained by Decker Home Services, LLC. Agents are specifically advised that transfer to any other potential buyer or another agent is prohibited and to do so is a violation of U.S. Copyright laws without our written permission.

Age Of Home:
Over 10 Years (1997)

Client Is Present:
Yes

Seller Present:
No

Realtors Present:
Both Buyer's and Seller's

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
Yes

Radon Test:
No

Mold Test:
No

Water Test:
No

Insect / Pest Inspection:
No

1. Structural Components

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

Styles & Materials

FOUNDATION:

POURED CONCRETE

WALL STRUCTURE:

2 X 4 WOOD

ROOF STRUCTURE:

NOT VISABLE

FRAMING METHOD:

PLATFORM

BEAMS COLUMNS OR PIERS:

NOT VISABLE

ROOF-TYPE:

GABLE

FLOOR STRUCTURE:

NOT VISIBLE

CEILING STRUCTURE:

NOT VISIBLE

ATTIC ACCESS:

NO ACCESS

Inspection Items

1.0 FOUNDATION - Inspect and Describe

Comments: Inspected

Foundation was poured concrete without exterior signs of cracking, efflorescence or water intrusion where observed. Interior inspection was limited because of wall finishing in basement, but there were no signs of staining in the finished portion, nor signs of water staining or intrusion in the observable portion.

Thermal imaging of the foundation wall from the interior revealed no signs of water seepage or intrusion in the finished basement area.

1.1 WALLS - Inspect and Describe

Comments: Inspected

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

1.2 BEAMS, COLUMNS OR PIERS - Inspect and Describe

Comments: Inspected

Structural beams and columns were not visible for inspection.

1.3 FLOORS - Inspect and Describe

Comments: Inspected

The floor structure was not visible and could not be observed.

1.4 CEILINGS - Inspect and Describe

Comments: Inspected

Ceiling structure could not be directly observed. The ceilings displayed no signs of sag or warp on their surfaces.

1.5 ROOF STRUCTURE AND ATTIC - Inspect and Describe

Comments: Inspected

Roof structure could not be observed. Observation of the ceiling and thermal imaging revealed no signs of sag, warp or moisture intrusion.

2. Exterior

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

Styles & Materials

SIDING STYLE:

BRICK
COMPOSITE BOARD
SPLIT BLOCK

SIDING MATERIAL:

BRICK VENEER
WOODEN COMPOSITE
SPLIT BLOCK

EXTERIOR ENTRY DOORS:

STEEL

APPURTENANCE:

COVERED PORCH
DECK

AUTO OPENER MANUFACTURER:

GENIE
1/2 HORSEPOWER
PHOTOCELL SAFETY STOP

GARAGE DOOR MATERIAL:

METAL

GARAGE DOOR TYPE:

THREE AUTOMATIC

DRIVEWAY:

ALLEY

Inspection Items

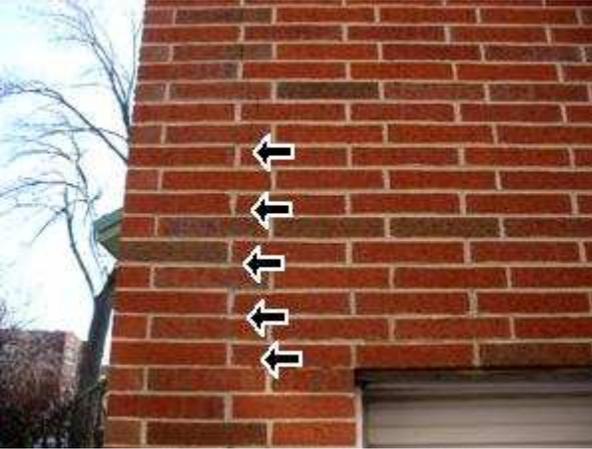
2.0 WALL COVERING AND TRIM - Inspect and Describe

Comments: Inspected

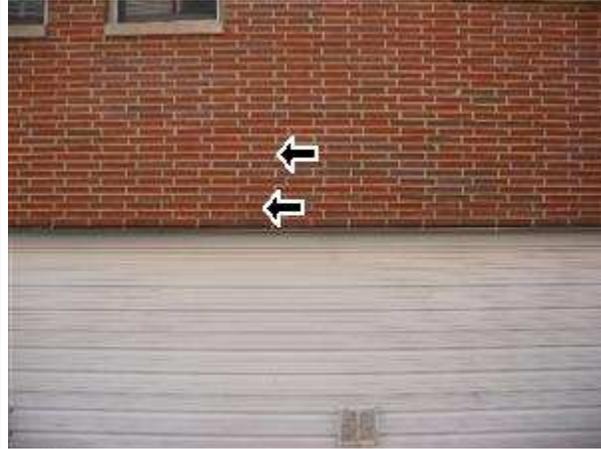
The exterior of the house was covered with brick veneer, with split faced block at the bottom and a dormer that was faced with composite wood. The split faced block displayed no signs of cracking or displacement and thermal imaging, from the interior, displayed no signs of mater intrusion.

The wooden composite board displayed no signs of peeling paint of damage.

The brick veneer was, for the most part, unremarkable with the exception of two vertical cracks, one at the east side of the north wall (Picture 1) and one radiating slightly east of center of the garage door beam span (Picture 2). These cracks were not wide, but they radiated through brick and mortar, straight. This may be nothing more that simple deflection of the beam within its normal limits or it may be a more serious condition.



2.0 Picture 1



2.0 Picture 2

2.1 WALL COVERING AND TRIM - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the brick veneer cracking on the north side of the building be evaluated by a licensed and insured structural engineer.

2.2 DOORS (Exterior) - Inspect and Describe

Comments: Inspected

Exterior doors were steel and insulated. They hung straight and plumb and articulated properly with their latches.

The door to the attached garage was equipped with spring hinges, but they did not operate properly.



2.2 Picture 1

2.3 DOORS (Exterior) - Findings

Comments: Inspected, Significantly Deficient

1) SD - Recommend that the door leading from the main house into the garage area be equipped with spring hinges or an automatic door closer in order to ensure fire and carbon monoxide does not migrate into the house from the garage. This is a safety hazard.

2.4 WINDOWS (Exterior) - Inspect and Describe

Comments: Inspected

Exterior windows were metal clad with wooden interiors. The windows appear to have been

properly installed and flashed and the window to brick caulking is proper and without cracking.

2.5 GARAGE DOOR OPENERS - Inspect and Describe

Comments: Inspected

Garage door opener was a Genie 1/2 HP unit and operated properly. The auto reverse function properly reversed the door on pressure. The pressure control was set somewhat higher than needed.

The garage door opener was equipped with photo cell auto-reverse devices.

2.6 GARAGE DOOR OPENERS - Findings

Comments: Inspected, Repair or Replace

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

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

Comments: Inspected

The front and side of the unit were equipped with wooden deck and porch. The porch posts were properly footed but were not secured by the required metal supports (Picture 1). This will cause the post to rot, over time. The porch and deck were properly installed with metal hangers (Picture 2) but the hardware attaching the ledger boards was undersized and the ledger board was not flashed (Picture 3).



2.7 Picture 1



2.7 Picture 2



2.7 Picture 3

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

Comments: Inspected, Repair or Replace

1) RR - Recommend that the installation and construction of the porch and deck be evaluated and repaired by a licensed and insured general contractor.

2.9 EAVES, SOFFITS AND FASCIAS - Inspect and Describe

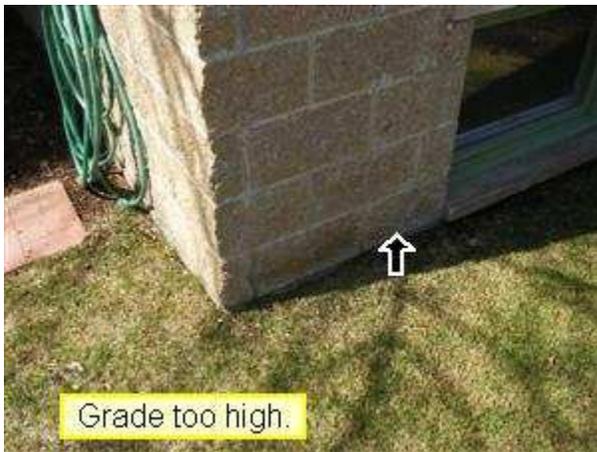
Comments: Inspected

Eaves soffits and fascia are metal and display no signs of rust or physical damage. The soffits are equipped with vent holes.

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

Comments: Inspected

The grading around the building's perimeter was too high and there were signs of rising damp in the split block (Picture 1).



2.10 Picture 1

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

Comments: Inspected, Repair or Replace

1) RR - Recommend that the grade around the building be lowered so that, ideally, 6" of foundation wall is exposed above the grade.

3. 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:

50 GAL (2-3 PEOPLE)

PLUMBING SUPPLY:

COPPER

PLUMBING WASTE:

PVC

MANUFACTURER:

LOCHIMAR

Inspection Items

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

Comments: Inspected

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

3.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Recommend the use of a gel type drain cleaner every 6 months as a guard against clogging drains.

3.2 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.

3.3 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 drain in the master bath ran slow (Picture 1). The bathtub faucet in the hallway bathroom was not properly sealed to the tile shower enclosure wall (Picture 2).

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



3.3 Picture 1



3.3 Picture 2

3.4 INTERIOR PLUMBING FIXTURES (Findings)

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

- 1) WL - Recommend, as a preventative measure, that all basins, sinks and tubs be treated with a gel type drain cleaner every 2 months as a guard against drain blockage.
- 2) RR - Recommend that the bathtub spigot in the hallway bathroom be properly sealed to the tile wall as a guard against water intrusion into the wall.

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

Comments: Inspected

The water heater was an Lochimar 50 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).



3.5 Picture 1

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

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

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

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

2) RR - Recommend that the water heater be equipped with a properly drained drain pan.

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

Comments: Inspected

The main water shut-off was located in the basement utility closet.

Main fuel (natural gas) shut-off was located on the utility meter (Picture 1) on the south side of the building.



3.7 Picture 1

3.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Inspect and Describe

Comments: Inspected

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

3.9 SUMP PUMP - Inspect and Describe

Comments: Inspected

The house was equipped with a sump pump and an ejector pump (Picture 1). Both were operating properly at the time of the inspection. Neither was equipped with a battery backup.

The sump cover was rusted and should be replaced.



3.9 Picture 1

3.10 SUMP PUMP - Findings

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

- 1) WL - Also recommend that all sump and ejector pumps be equipped with a 120 volt, UPS battery backup so that their operation is assured during periods of electrical blackout.
- 2) WL - Recommend that the sump and ejector pump check valves be replaced every 5 years.
- 3) RR - Recommend that the sump's cover be replaced.

4. 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:

CUTLER HAMMER

PANEL CAPACITY:

100 AMP

BRANCH WIRE 15 and 20 AMP:

COPPER

Inspection Items

4.0 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 electrical service meter was located at the north side of the building and was rated for 200 amp service (Picture 2).



4.0 Picture 1



4.0 Picture 2

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

Comments: Inspected

The service equipment panel and the main disconnect were located at the northwest corner of the

garage (Picture 1). It was rated for X amps and was without signs of physical damage, rust or pest infiltration. The panel face is properly secured by blunt end screws.

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

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

There were no sub panels.



4.1 Picture 1

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

Comments: Inspected

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

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



4.2 Picture 1

4.3 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, basement or garage areas were lighted by bare bulb light fixtures (Picture 1). These type of fixtures are no longer approved for use because of the possibility of the bulb breaking and / or the bulb coming in contact with flammable material and starting a fire. These fixtures should be replaced with light fixtures that protect the bulb.
- Some of the electrical receptacles were loose (Picture 2).
- The water and gas piping of the water heater were not bonded, as is now required (Picture 3).



4.3 Picture 1



4.3 Picture 2



4.3 Picture 3

4.4 CONNECTED DEVICES AND FIXTURES - Findings

Comments: Inspected, Repair or Replace, Significantly Deficient

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) RR - Recommend that the electrical system receptacles be evaluated and repaired, as needed, by a licensed and insured electrical contractor. There are some that were loose.

3) RR - Recommend that the gas and water pipes of the water heater be bonded to ensure that the piping system of the house is properly grounded.

4.5 GFCI, AFCI PROTECTION OF RECEPTACLES - Inspect and Describe

Comments: Inspected

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

No AFCI protection was seen for bedroom areas.

4.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Comments: Inspected, Significantly Deficient

1) 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.

4.7 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.

4.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

Comments: Inspected, Watch List - Maintenance, Significantly Deficient

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

5. Heating

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

Styles & Materials

HEAT TYPE:

FORCED AIR

FURNACE EFFICIENCY:

MID EFFICIENCY (Cat 1 - Cat 3)
FORCED DRAFT

HEAT SYSTEM BRAND:

TRANE

ENERGY SOURCE:

NATURAL GAS

NUMBER OF HEAT SYSTEMS (excluding fireplaces):

ONE

DUCTWORK:

NON-INSULATED
RECTANGULAR
ROUND
GALVANIZED STEEL

FILTER TYPE:

DISPOSABLE

TYPES OF FIREPLACES:

NON-VENTED GAS LOGS

OPERABLE FIREPLACES:

ONE

NUMBER OF WOODSTOVES:

NONE

Inspection Items

5.0 HEATING EQUIPMENT - Inspect and Describe

Comments: Inspected

The subject property was heated by a Trane category 1 mid-efficiency furnace manufactured in 1995 and located in the basement utility closet (Picture 1, gas and electric 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.

The furnace filter slot was not equipped with a cover and there was considerable leakage into the furnace.



5.0 Picture 1

5.1 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 furnace filter slot be equipped with a sheet metal cover.

5.2 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.

5.3 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.

5.4 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.

Testing of the HVAC system displayed good balancing of the air flow.

There were indications of dust and debris in the ducts, most probably caused by the furnace's filter slot not being sealed.

5.5 HEAT DISTRIBUTION SYSTEMS - Findings

Comments: Inspected, Watch List - Maintenance

1) WL - Recommend that the ducts be cleaned by a licensed and insured duct cleaning contractor.

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

Comments: Inspected

The unit was equipped with an unvented gas log which operated properly (Picture 1) and had a properly sized hearth. It should be noted that unvented gas log fireplaces do produce a small amount of carbon monoxide and proper operation is essential to safety. Manufacturers require that:

- The fireplace should not be operated for more that 2 hours in any 24 hour period.
- A exterior door and / or a window should be open during operation to assure a supply of fresh air.
- The combustible material (paper, wood, etc) should not be placed in the fireplace.
- Annual maintenance by a licensed and insured chimney sweep is recommended.



5.6 Picture 1

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

Comments: Inspected, Watch List - Maintenance

1) WL - The house was equipped with a ventless gas log fireplace. While acceptable and safe, when properly operated, this type of fireplace produces small amounts of carbon monoxide and they must be properly operated. Manufacturer's recommend:

- That ventless gas log fireplaces be operated no more that 2 hours in any 24 hour period.
- That during operation of ventless gas log fireplaces, am exterior window or door be opened to allow for proper ventilation.
- That plug-in, digital readout carbon monoxide detectors be installed in the room where the fireplace operates, no closer than 6' from the fireplace.

6. 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:

CONCEPT 10

Inspection Items

6.0 COOLING EQUIPMENT- Inspect and Describe

Comments: Inspected

Air conditioner compressor was a Concept 10 unit, manufactured in 1995 and located on the south side of the building (Picture 1). 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 and liquid lines were unknicked and properly insulated. The A/C lines penetration through the wall was not sealed (Picture 2).

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.



6.0 Picture 1



6.0 Picture 2

6.1 COOLING EQUIPMENT- Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that where the A/C lines penetrate the exterior wall be sealed as a guard against water intrusion.

7. 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):

CARPET
HARDWOOD T&G
TILE

INTERIOR DOORS:

RAISED PANEL
WOOD

WINDOW TYPES:

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

CABINETRY:

WOOD
(Particle Board Sides)

COUNTERTOP:

GRANITE

Inspection Items

7.0 CEILINGS - Inspect and Describe

Comments: Inspected

Ceilings were finished with drywall and exhibited no signs of sag and warp. There were some loose tape joints and nail pops. There were minor settling irregularities, normally seen in houses of this age.

Thermal imaging of the ceilings revealed no signs of excessive moisture or roof leakage.

7.1 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 (Picture 1), normally seen in houses of this age.

Bathroom walls were covered with ceramic and marble tile in the shower and bathtub enclosures. The tile displayed no signs of displacement or looseness. RF deep probing moisture meter readings displayed no areas of increased moisture behind the tiles.



7.1 Picture 1

7.2 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 all tile shower surround inside corners and tile / tub intersections be sealed with a good quality silicone caulk containing a mildew retardant.

7.3 FLOORS - Inspect and Describe

Comments: Inspected

Floors are hardwood tongue and groove, tile and carpet. The floors displayed no signs of cracking or missing grout. Some of the wooden floor areas displayed wearing of the finish (Picture 1), most probably caused by the use of a water based finish. Floors under carpet could not be observed and were not inspected.



7.3 Picture 1

7.4 FLOORS - Findings

Comments: Inspected, Watch List - Maintenance

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

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

3) WL - 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.

If the floors are refinished, recommend using an oil based finish such as spar polyurethane.

7.5 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.

7.6 COUNTERS AND OF CABINETS - Inspect and Describe

Comments: Inspected

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

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

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

7.8 DOORS (Interior) - Inspect and Describe

Comments: Inspected

Interior doors were raised wood and hung straight and plumb with the exception of a couple of 2nd floor doors that were slightly racked. They articulated properly with their latches, again, with the exception of 1 2nd floor door (Picture 1). Some of the bedroom closet doors were racked and did not properly close (Picture 1) and the door knob handle of the closet door in the 2nd bedroom was damaged (Picture 2).

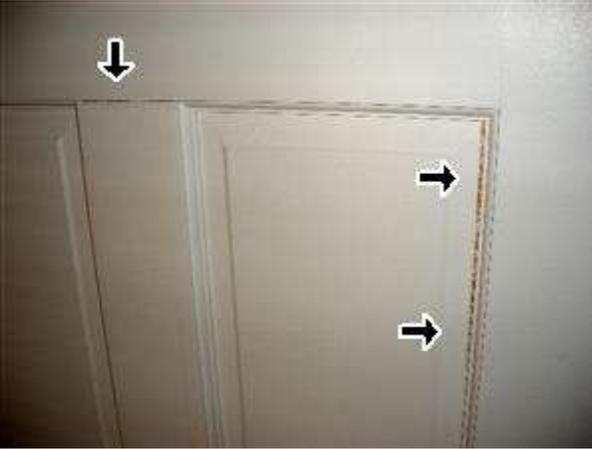
The doors also displayed signs of movement of their parts (Picture 3) which is caused by humidity changes and excessive humidity in the past.



7.8 Picture 1



7.8 Picture 2



7.8 Picture 3

7.9 DOORS (Interior) - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the interior doors be planed and the non-articulating hardware be re-adjusted.

7.10 WINDOWS (Interior) - Inspect and Describe

Comments: Inspected

Interior windows displayed no signs of cracked glass and operated properly when tested. There were no signs of water infiltration or moisture condensation damage on the window trim. The one small fixed window in the east wall of the living room (Picture 1, nearest the front door) displayed fogging which is an indication that its seal was broken.



7.10 Picture 1

7.11 WINDOWS (Interior) - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the thermal glass in the small fixed window in the living room be replaced.

8. 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:

UNKNOWN

R- VALUE:

R-19 OR BETTER

VAPOR BARRIER:

UNKNOWN

EXHAUST FAN TYPES:

FAN ONLY

DRYER POWER SOURCE:

GAS CONNECTION

DRYER VENT:

FLEXIBLE METAL

PROPERLY EXHAUSTED TO THE EXTERIOR

APPROVED GAS FLEX LINE VERIFIED

Inspection Items

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

Comments: Inspected

There was no attic and insulation could not be directly observed. Thermal imaging displayed only minor insulation irregularities normally seen in a house of this age. Attic insulation was measured at R 20 and exterior wall insulation is measured to be R 13.

8.1 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 of an insulation product are NOT indicative of what the actual R values will be once the product is installed 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 non-organic 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

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

Comments: Inspected

Clothes dryer was properly vented to the exterior.

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

9. Built-In Kitchen Appliances

Styles & Materials

RANGE/OVEN:

WHIRLPOOL
ELECTRIC SPARK IGNITION
APPROVED GAS LINE VERIFIED

EXHAUST/RANGE HOOD:

RE-CIRCULATE
INTEGRAL TO MICROWAVE
LIGHTED

REFRIGERATOR:

WHIRLPOOL

DISHWASHER:

BOSCH
SEPERATE DRAIN PIPE

BUILT-IN MICROWAVE:

WHIRLPOOL

DISPOSER:

KITCHEN AIDE
1/2 HP
OVER COUNTER SWITCH

TRASH COMPACTORS:

NONE

Inspection Items

9.0 DISHWASHER

Comments: Inspected

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

Dishwasher model and serial numbers cross checked with manufacturer and Consumer Product Safety Commission showing no posted recalls. Dishwasher manufactured in 1996.

9.1 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 1995.

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.

9.2 RANGE HOOD

Comments: Inspected, Repair or Replace

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.

1) RR - The unit was missing its grease filters (Picture 1) but these can be purchased at most appliance or home improvement stores.



9.2 Picture 1

9.3 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 1995.

9.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Microwave was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1995.

9.5 REFRIGERATOR

Comments: Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1995.

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

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

Charles Rowhouse

Property Address

2201 Row Drive # Z

London, 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.

2. Exterior

2.1 WALL COVERING AND TRIM - Findings

Inspected, Repair or Replace

1) RR - Recommend that the brick veneer cracking on the north side of the building be evaluated by a licensed and insured structural engineer.

2.3 DOORS (Exterior) - Findings

Inspected, Significantly Deficient

1) SD - Recommend that the door leading from the main house into the garage area be equipped with spring hinges or an automatic door closer in order to ensure fire and carbon monoxide does not migrate into the house from the garage. This is a safety hazard.

2.6 GARAGE DOOR OPENERS - Findings

Inspected, Repair or Replace

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

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

Inspected, Repair or Replace

1) RR - Recommend that the installation and construction of the porch and deck be evaluated and repaired by a licensed and insured general contractor.

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

Inspected, Repair or Replace

1) RR - Recommend that the grade around the building be lowered so that, ideally, 6" of foundation wall is exposed above the grade.

3. Plumbing System

3.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Findings

Inspected, Watch List - Maintenance

1) WL - Recommend the use of a gel type drain cleaner every 6 months as a guard against clogging drains.

3.4 INTERIOR PLUMBING FIXTURES (Findings)

Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Recommend, as a preventative measure, that all basins, sinks and tubs be treated with a gel type drain cleaner every 2 months as a guard against drain blockage.

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

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

Inspected, Watch List - Maintenance, Repair or Replace

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

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

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

3) Reopen the water supply valve.

2) RR - Recommend that the water heater be equipped with a properly drained drain pan.

3.10 SUMP PUMP - Findings

Inspected, Watch List - Maintenance, Repair or Replace

1) WL - Also recommend that all sump and ejector pumps be equipped with a 120 volt, UPS battery backup so that their operation is assured during periods of electrical blackout.

2) WL - Recommend that the sump and ejector pump check valves be replaced every 5 years.

3) RR - Recommend that the sump's cover be replaced.

4. Electrical System

4.4 CONNECTED DEVICES AND FIXTURES - Findings

Inspected, Repair or Replace, Significantly Deficient

- 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) RR - Recommend that the electrical system receptacles be evaluated and repaired, as needed, by a licensed and insured electrical contractor. There are some that were loose.
- 3) RR - Recommend that the gas and water pipes of the water heater be bonded to ensure that the piping system of the house is properly grounded.

4.6 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

Inspected, Significantly Deficient

1) 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' of 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.

4.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

Inspected, Watch List - Maintenance, Significantly Deficient

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

5. Heating

5.1 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 furnace filter slot be equipped with a sheet metal cover.

5.5 HEAT DISTRIBUTION SYSTEMS - Findings

Inspected, Watch List - Maintenance

1) WL - Recommend that the ducts be cleaned by a licensed and insured duct cleaning contractor.

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

Inspected, Watch List - Maintenance

1) WL - The house was equipped with a ventless gas log fireplace. While acceptable and safe, when properly operated, this type of fireplace produces small amounts of carbon monoxide and they must be properly operated. Manufacturer's recommend:

- That ventless gas log fireplaces be operated no more that 2 hours in any 24 hour period.
- That during operation of ventless gas log fireplaces, an exterior window or door be opened to allow for proper ventilation.
- That plug-in, digital readout carbon monoxide detectors be installed in the room where the fireplace operates, no closer than 6' from the fireplace.

6. Central Air Conditioning

6.1 COOLING EQUIPMENT- Findings

Inspected, Repair or Replace

1) RR - Recommend that where the A/C lines penetrate the exterior wall be sealed as a guard against water intrusion.

7. Interiors

7.2 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 all tile shower surround inside corners and tile / tub intersections be sealed with a good quality silicone caulk containing a mildew retardant.

7.4 FLOORS - Findings

Inspected, Watch List - Maintenance

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

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

3) WL - 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.

If the floors are refinished, recommend using an oil based finish such as spar polyurethane.

7.7 COUNTERS AND OF CABINETS - Findings

Inspected, Watch List - Maintenance

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

7.9 DOORS (Interior) - Findings

Inspected, Repair or Replace

1) RR - Recommend that the interior doors be planed and the non-articulating hardware be re-adjusted.

7.11 WINDOWS (Interior) - Findings

Inspected, Repair or Replace

1) RR - Recommend that the thermal glass in the small fixed window in the living room be replaced.

8. Insulation and Ventilation

8.1 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 of an insulation product are NOT indicative of what the actual R values will be once the product is installed 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 non-organic 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

9. Built-In Kitchen Appliances

9.1 RANGES/OVENS/COOKTOPS

Inspected, Watch List - Maintenance

Range and oven operated. Model and serial number was cross-checked against manufacturer and Consumer Product Safety Commission and no posted recalls were found. The range was properly equipped with the approved gas flex line. The stove's gas shut-off valve was in place. No gas leaks were detected. Range was manufactured in 1995.

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.

9.2 RANGE HOOD

Inspected, Repair or Replace

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.

1) RR - The unit was missing its grease filters (Picture 1) but these can be purchased at most appliance or home improvement stores.

9.5 REFRIGERATOR

Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1995.

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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