

**WJD** Decker  
**Home Services, LLC**

**Complete Home Inspection Services**

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## Inspection Report

**George Small**

**Property Address:  
1121 Small Street  
Smallville, IL 60000**



Front View



Rear View



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**William Decker, IL Lic. # 450.0002240**

<b>Date:</b> 10/2/2008	<b>Time:</b> 9:30 AM	<b>Report ID:</b> Sample Small
<b>Property:</b> 1121 Small Street Smallville, IL 60000	<b>Customer:</b> George Small	<b>Real Estate Professional:</b>

The subject property is a traditional style house originally built in 1977. The house is in very good condition, when compared to similar properties of this type and age, but it does have a few issues with regards to deferred maintenance, electrical safety upgrades, insulation and some other safety conditions.

The subject property is older than 30 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code, yet are allowed to be 'grandfathered in'. This is not a new home and this home cannot, necessarily, be expected to meet current code standards. This inspection makes every effort to point out safety issues, whether they are allowed by the grandfathering process or not, but does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended or are, in the opinion of the inspector, unsafe according to current standards. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should consider having a qualified pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on old components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. When remodeling or repairing, the inspector may give his opinion of good quality, licensed and insured tradesmen, but it is always prudent to get at least 3 quotes for any work from licensed and insured tradesmen. This will usually ensure a quality repair and give the client the protection of the contractors errors and omissions insurance, as well general liability insurance.

### [Comment Key or Definitions](#)

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

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

### [Category Definitions:](#)

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

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

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

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

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

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

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

**Age Of Home:**  
Over 25 Years (1977)

**Client Is Present:**  
Yes

**Seller Present:**  
No

**Realtors Present:**  
Buyer's Realtor

**Weather:**  
Clear

**Temperature:**  
Over 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

**FRAMING METHOD:**

PLATFORM

**FLOOR STRUCTURE:**

2 X 10  
WOOD JOISTS  
PLYWOOD SUB-FLOOR

**WALL STRUCTURE:**

2 X 4 WOOD

**BEAMS COLUMNS OR  
PIERS:**

STEEL GIRDER  
STEEL COLUMNS

**CEILING STRUCTURE:**

2X4  
ENGINEERED TRUSS

**ROOF STRUCTURE:**

ENGINEERED WOOD TRUSS  
2X4 RAFTERS  
PLYWOOD ROOF DECKING

**ROOF-TYPE:**

GABLE  
SHED

**ATTIC ACCESS:**

SCUTTLE HOLE

**METHOD USED TO OBSERVE**

**ATTIC:**  
WALKED

**CRAWLSPACE ACCESS:**

NO CRAWLSPACE

**METHOD USED TO OBSERVE**

**CRAWLSPACE:**  
NO CRAWLSPACE

### Inspection Items

#### 1.0 FOUNDATION - Inspect and Describe

**Comments:** Inspected

Foundation was poured concrete without exterior signs of cracking, efflorescence or water intrusion where observed. Interior inspection showed no signs of staining, water intrusion or efflorescence. There were a few minor cracks seen, radiating downward from the steel window pockets on the foundation wall, but these are not considered significant. There was one crack that was sealed with epoxy ( Picture 1 ). The concrete slab displayed some minor cracking and signs of past water (efflorescence, Picture 2 ) but this was minor. The wall penetration for the main sewer pipe displayed some efflorescence ( Picture 3 ) and should be sealed with epoxy.

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



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

### 1.1 FOUNDATION - Findings

**Comments:** Inspected, Repair or Replace

1) RR - Recommend that the sewer pipe foundation wall penetration be sealed by a licensed and insured foundation wall contractor.

2) RR - Recommend that the slab cracks be sealed with self-leveling polyurethane caulk.

### 1.2 WALLS - Inspect and Describe

**Comments:** Inspected

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

### 1.3 BEAMS, COLUMNS OR PIERS - Inspect and Describe

**Comments:** Inspected

Structure is supported by steel girders, running east to west and a half beam ( Picture 1 ), running north to south and supported by steel posts. The girders and posts displayed no signs of rust or displacement. The posts display no signs of rust at their bases and are not displaced.



1.3 Picture 1

#### 1.4 FLOORS - Inspect and Describe

**Comments:** Inspected

Floor structure was 2 x 10 wooden joists that supported plywood sub-flooring. These joists were without signs of water staining, rot or twist and were securely mounted on the foundation and the steel girder. Where they rest on the foundation wall, they displayed no signs of water staining and exhibited no signs of softness at their ends. The sub-flooring displayed only minor signs of water staining (mainly under the kitchen), but no active moisture was measured.

#### 1.5 CEILINGS - Inspect and Describe

**Comments:** Inspected

The ceiling joists, on the 2nd floor, were 2 x 4 wooden joists that were part of the roof truss assembly. Inspection from the attic area displayed no signs of twist, warp or rot where observed in random areas in the attic. Neither the 2nd floor or the 1st floor ceilings displayed any signs of sag or cracking.

#### 1.6 ROOF STRUCTURE AND ATTIC - Inspect and Describe

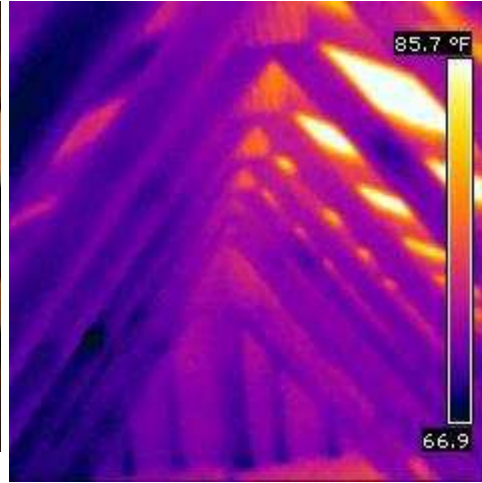
**Comments:** Inspected

Attic structure was 2 x 4 wooden trusses with galvanized metal gussets in Queens truss configuration (Picture 1). The trusses were spaced approximately 24" OCD and supported exterior grade plywood roof decking. These structures displayed no signs of water staining, warp, twist or physical damage. Moisture readings were within normal limits.

Thermal imaging from the attic displayed no signs of active roof leakage or excessive moisture ( Picture 2 ).



1.6 Picture 1



1.6 Picture 2

### 1.7 ROOF STRUCTURE AND ATTIC - Findings

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

- 1) WL - Recommend that the underside of the roof be checked every year for signs of water staining on the roof decking or rafters as an early detection method for roof leakage.

**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:**

BEVEL  
BRICK

**APPURTENANCE:**

DECK WITH STEPS  
POURED CONCRETE SLAB PORCH

**GARAGE DOOR TYPE:**

TWO AUTOMATIC

**SIDING MATERIAL:**

BRICK VENEER  
VINYL SIDING

**AUTO OPENER MANUFACTURER:**

GENIE  
1/3 HORSEPOWER  
PHOTOCELL SAFETY STOP

**DRIVEWAY:**

CONCRETE

**EXTERIOR ENTRY DOORS:**

WOOD  
SLIDING PATIO DOOR

**GARAGE DOOR MATERIAL:**

METAL

**Inspection Items**

**2.0 WALL COVERING AND TRIM - Inspect and Describe**

**Comments:** Inspected

The exterior walls of the house were covered with vinyl siding, with the lower level covered with brick veneer with stone trim. The vinyl siding displayed no signs of physical damage and was properly secured to the house. The siding ends were properly equipped with J bar terminations. There was some small areas that displayed openings where the siding was not properly sealed ( Picture 1 ). The brick veneer displayed some minor signs of cracking at the garage lintel ( Picture 2 ) and was properly equipped with weep holes where it met the foundation wall ( Picture 3 ). The limestone trim displayed no signs of cracking.



2.0 Picture 1



2.0 Picture 2





2.0 Picture 3

## 2.1 WALL COVERING AND TRIM - Findings

**Comments:** Inspected, Repair or Replace

1) RR - Recommend that the minor cracks at the lintel above the garage door be sealed with mortar caulk as a guard against further deterioration.

## 2.2 DOORS (Exterior) - Inspect and Describe

**Comments:** Inspected

The exterior door on the front is wooden. It hung straight and plumb and articulates properly with its latch.

The door to the attached garage was the required fire door, but was not equipped with spring hinges, as required, to ensure that the door closes as a guard against fire and CO infiltration into the house. This is a safety hazard.

## 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

The exterior windows were wooden and displayed minor signs of peeling paint ( Picture 1 ) and some caulk deterioration ( Picture 2 ).



2.4 Picture 1

2.4 Picture 2

## 2.5 WINDOWS (Exterior) - Findings

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

1) WL - Recommend that window framing caulk be evaluated, annually, and re-caulked as needed as part of regular maintenance.

1) RR - Recommend that exterior window frames be scraped, primed and painted as a guard against further deterioration.

## 2.6 GARAGE DOOR OPENERS - Inspect and Describe

**Comments:** Inspected

Garage door opener was a Genie 1/3 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.

## 2.7 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.

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

**Comments:** Inspected

The rear of the house was equipped with a wooden deck which was properly footed ( Picture 1 ) and displayed no signs of rot or unevenness. It was not equipped with railings or handrails, which are not required because the deck is not above 36". Given that there will be a small child in the house, it is recommended that railings be installed on the deck. The front porch was a concrete slab. It displayed no signs of cracking or displacement.



2.8 Picture 1

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

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

1) WL - Cracks between poured slab porches and exterior walls should be regularly checked and re-caulked, as needed, to guard against water infiltration.

2) SD - Recommend that the rear deck be equipped with railings as a guard against harm to small children.

### 2.10 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.

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

**Comments:** Inspected

There was some vegetation growing against the house ( Picture 1 ) and roof ( Picture 2 ) that should be cut back.



2.11 Picture 1



2.11 Picture 2

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

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

1) RR - Recommend that all tree branches that overhang the roof be trimmed back. Some insurance companies will not insure houses with tree branches overhanging them.

2) WL - Recommend that the vegetation around the house's exterior be cut back and/or thinned out to allow for proper air flow and sunlight to properly dry the exterior of the house.

### 3. Roofing

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

#### Styles & Materials

**ROOF COVERING:**

3-TAB FIBERGLASS  
ARCHITECTURAL

**VIEWED ROOF COVERING FROM:**

GROUND  
BINOCULARS

**SKY LIGHT (S):**

NONE

**CHIMNEY (exterior):**

BRICK WITH CLAY TILE LINER  
RAIN CAP

#### Inspection Items

### 3.0 ROOF COVERINGS - Inspect and Describe

**Comments:** Inspected

The roof is covered with asphalt impregnated fiberglass shingles in architectural style (uneven, 3 dimensional). The roof displayed no signs of missing shingles, cupping, fishmouth or displacement.

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

**Comments:** Inspected

All roof penetrations were inspected and displayed proper flashing. The chimney was equipped with step and counter flashing ( Picture 1 ) which was intact.



3.1 Picture 1

### 3.2 ROOFING DRAINAGE SYSTEMS - Inspect and Describe

**Comments:** Inspected

The roof is drained by means of metal gutters that are secured to the fascia boards by means of metal hangers. The spacing of the gutter supports meets the modern standard of a maximum of 18" spacing between supports. The gutters displayed no signs of rust or physical damage and appear to be properly sloped. There are areas where the upper sections of the gutter system drain directly onto lower roof surfaces ( Picture 1 ). This will cause accelerated deterioration of the roof surface under these areas and greatly decrease the life of the roof. This condition will also violate the warranty conditions of most roofing material manufacturers.

The downspouts displayed no signs of rust or physical damage and were properly secured to the house. There were some areas where the downspouts drained too close to the foundation of the house ( Picture 2 ).



3.2 Picture 1



3.2 Picture 2

### 3.3 ROOFING DRAINAGE SYSTEMS - Findings

**Comments:** Inspected, Repair or Replace

1) RR - Recommend that the downspouts be extended to release drainage water at least 6' away from the structure's foundation.

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

## 4. Plumbing System

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

### Styles & Materials

**WATER SOURCE:**

PUBLIC

**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

COPPER

CAST IRON

**MANUFACTURER:**

RHEEM

### Inspection Items

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

**Comments:** Inspected

Drain / Waste / Vent system was cast iron, copper and PVC 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.

#### 4.1 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.

#### 4.2 INTERIOR PLUMBING FIXTURES (Inspect and Describe)

**Comments:** Inspected

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

The bathtub spigot in the 2nd floor hallway bathroom ( Picture 1 ) was not properly sealed to the tile wall.

It should be noted that there was no access panel for the whirlpool bathtub.



4.2 Picture 1

#### 4.3 INTERIOR PLUMBING FIXTURES (Findings)

**Comments:** Inspected, 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 2nd floor hallway bathroom be properly sealed to the tile wall as a guard against water intrusion into the wall.
- 3) RR - Recommend installation of an access panel to the whirlpool bathtub.

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

**Comments:** Inspected

The water heater was an Rheem 50 gallon unit, manufactured in 2006. 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 ).



4.4 Picture 1

#### 4.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings

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

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

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

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

**Comments:** Inspected

Main water shut-off was located at the northwest corner of the basement ( Picture 1 ). The meter was not 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) RR - Recommend that the water meter and water supply pipe be equipped with the required ground bonding jumper around the water meter to ensure that the water piping is properly grounded.





4.6 Picture 1



4.6 Picture 2

#### 4.7 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Inspect and Describe

**Comments:** Inspected

Natural gas fuel was distributed by means of the proper black pipe. This piping was tested for leaks at the furnace, water heater, stove and clothes dryer and minor gas leaks were found at the furnace and stove.

#### 4.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Findings

**Comments:** Inspected, Significantly Deficient

1) SD - Recommend that the minor gas leaks at the stove and furnace be evaluated and repaired by the local gas utility. The agent was notified. This is a safety hazard.

#### 4.9 SUMP PUMP - Inspect and Describe

**Comments:** Inspected

The house was equipped with a sump pump, located at the corner of the northwest basement. The pump operated properly. It was not equipped with a battery backup. The pump was undersized for this house.

#### 4.10 SUMP PUMP - Findings

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

1) WL - Recommend, as an upgrade, that both the sump and ejector pumps be equipped with battery backup to ensure their operation during power failure conditions.

2) RR - Recommend that the sump pump be replaced with a heavy duty, high capacity pump. The present pump was undersized for this house.

## 5. Electrical System

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

### Styles & Materials

#### ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND (Lateral Drop)  
240 VOLTS

#### PANEL TYPE:

CIRCUIT BREAKERS

#### WIRING METHODS:

CONDUIT

#### METER CAPACITY:

200 AMPS

#### ELEC. PANEL

#### MANUFACTURER:

GENERAL ELECTRIC

#### PANEL CAPACITY:

100 AMP

#### BRANCH WIRE 15 and 20

#### AMP:

COPPER

### Inspection Items

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

**Comments:** Inspected

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



5.0 Picture 1

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

**Comments:** Inspected

The service equipment panel and the main disconnect were located on the south wall of the basement ( Picture 1 ). It was rated for 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. 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.



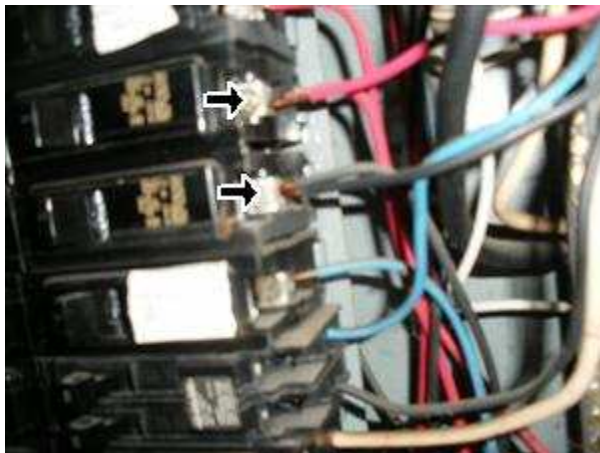
5.1 Picture 1

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

**Comments:** Inspected

All overcurrent devices (circuit breakers) were of the proper type and were served by the correct gauge wire for their rated amperage. There were two double taps ( Picture 1 ). 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 2 ). All raceways are properly bonded to the main service panel.



5.2 Picture 1



5.2 Picture 2

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

**Comments:** Inspected, Repair or Replace

1) RR - There were double tapped circuit breakers found in the electrical panel. This is when two or more branch circuit wires are attached to the same circuit breaker. Recommend this condition be evaluated and repaired by a licensed and insured electrical contractor.

### 5.4 CONNECTED DEVICES AND FIXTURES - Inspect and Describe

**Comments:** Inspected

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

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



5.4 Picture 1



5.4 Picture 2

### 5.5 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 all exterior light fixtures be properly sealed to the wall to guard against water intrusion into the electrical system.

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

**Comments:** Inspected

GFCI protection was missing from the kitchen and powder room. No AFCI protection was seen.

### 5.7 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.

#### **5.8 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Inspect and Describe**

**Comments:** Inspected

Some smoke detectors were present, but they were old or non-functional. No CO detectors were seen.

#### **5.9 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings**

**Comments:** Inspected, 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.

## 6. Heating

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

### Styles & Materials

**HEAT TYPE:**

FORCED AIR

**ENERGY SOURCE:**

NATURAL GAS

**FILTER TYPE:**

CARTRIDGE

**NUMBER OF WOODSTOVES:**

NONE

**FURNACE EFFICIENCY:**

MID EFFICIENCY (Cat 1 - Cat 3)

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

ONE

**TYPES OF FIREPLACES:**

SOLID FUEL

GAS/LP LOG STARTER

**HEAT SYSTEM BRAND:**

CARRIER

**DUCTWORK:**

NON-INSULATED

RECTANGULAR

GALVANIZED STEEL

**OPERABLE**

**FIREPLACES:**

ONE

### Inspection Items

#### 6.0 HEATING EQUIPMENT - Inspect and Describe

**Comments:** Inspected

The subject property was heated by a Carrier category 1 mid-efficiency furnace manufactured in 1996 and located in the basement ( Picture 1, gas 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.



6.0 Picture 1

**6.1 HEATING EQUIPMENT - Findings**

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

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

**6.2 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.

**6.3 CHIMNEYS, FLUES AND VENTS - Inspect and Describe**

**Comments:** Inspected

Furnace and water heater are vented in common to a tile lined brick chimney located on the west side of the house. These vents are properly supported and properly secured to the chimney.

**6.4 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.

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

**Comments:** Inspected

The house is equipped with a 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.

**6.6 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings**

**Comments:** Inspected, Repair or Replace

1) RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep in the near future. The damper and flue display soot buildup. Recommend that standard level 2 evaluation be done.

## 7. Central Air Conditioning

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

### Styles & Materials

#### COOLING EQUIPMENT

##### TYPE:

AIR CONDITIONER UNIT

##### NUMBER OF A/C UNITS:

ONE

#### COOLING EQUIPMENT ENERGY

##### SOURCE:

ELECTRICITY

#### CENTRAL AIR

##### MANUFACTURER:

LENNOX

### Inspection Items

#### 7.0 COOLING EQUIPMENT- Inspect and Describe

**Comments:** Inspected

Air conditioner compressor was a Lennox unit, manufactured in 2003 and located at the rear of the house ( 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 air conditioner was operated and is serviceable, delivering a differential between supply and return ducts of greater than 15 degrees.

The lines to the plenum coil were not properly sealed to the plenum above the furnace ( Picture 2 ). When operated, the A/C system displayed signs of refrigerant loss.



7.0 Picture 1



7.0 Picture 2

#### 7.1 COOLING EQUIPMENT- Findings

**Comments:** Inspected, Repair or Replace

1) RR - Recommend, as part of the normal fall HVAC system evaluation, that the A/C unit's operation be evaluated and, if needed, repaired by a licensed and insured HVAC technician. Recommend that this be done before closing.

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



**Comments:** Inspected

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

**7.3 DISTRIBUTION SYSTEMS - Inspect and Describe****Comments:** Inspected

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

## 8. Interiors

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

### Styles & Materials

**CEILING MATERIALS:**

SHEETROCK

**WALL MATERIAL:**

SHEETROCK  
TILE

**FLOOR COVERING(S):**

CARPET  
LAMINATED T&G  
TILE

**INTERIOR DOORS:**

COMPOSITE

**WINDOW TYPES:**

DOUBLE-HUNG  
CASEMENT  
WOOD

**WINDOW MANUFACTURER:**

UNKNOWN

**CABINETRY:**

COMPOSITE

**COUNTERTOP:**

LAMINATE

### Inspection Items

#### 8.0 CEILINGS - Inspect and Describe

**Comments:** Inspected

Ceilings were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops. Over all, the ceiling drywall job was an industry standard level II.

#### 8.1 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 houses of this age.

Bathroom walls were covered with ceramic 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.

#### 8.2 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.

#### 8.3 FLOORS - Inspect and Describe

**Comments:** Inspected

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

#### 8.4 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.

## 8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Inspect and Describe

**Comments:** Inspected

Upper level and basement stairs were even, tight and secure. The stairway to the basement was not properly equipped with handrails ( Picture 1 ).



8.5 Picture 1

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

**Comments:** Inspected, Significantly Deficient

1) SD - Recommend installation of a handrail on the step leading to the basement area. This is a safety hazard.

## 8.7 COUNTERS AND OF CABINETS - Inspect and Describe

**Comments:** Inspected

Kitchen counters are laminate and displayed no signs of staining, physical damage or delaminating.

Kitchen cabinets were composite and displayed no signs of staining, looseness or physical damage.

## 8.8 DOORS (Interior) - Inspect and Describe

**Comments:** Inspected

Interior doors are composite, display no signs of physical damage and hang straight and plumb. They articulate properly with their latches. Door knobs operate and display no signs of physical damage.

## 8.9 WINDOWS (Interior) - Inspect and Describe

**Comments:** Inspected

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

## 9. Insulation and Ventilation

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

### Styles & Materials

#### ATTIC INSULATION:

BLOWN

#### VENTILATION:

SOFFIT VENTS

NO SOFFIT VENT BAFFLES IN PLACE

THERMOSTATICALLY CONTROLLED

FAN

ROOF VENTS

#### DRYER VENT:

FLEXIBLE VINYL

VENT HOSE NOT APPROVED FOR

DRYER USE

#### R- VALUE:

BELOW R-19

#### EXHAUST FAN TYPES:

FAN ONLY

NOT EXHAUSTED TO THE

EXTERIOR

#### VAPOR BARRIER:

FOIL

#### DRYER POWER SOURCE:

GAS CONNECTION

APPROVED GAS FLEX LINE

VERIFIED

### Inspection Items

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

**Comments:** Inspected

The attic areas was insulated with approximately 3" of blown-in fiberglass insulation. The R value was estimated at approximately R 10. A foil vapor barrier was seen. The rim joists in the basement were insulated with fiberglass batts. The insulation of the walls was estimated to be approximately R 10 on the upper floor and R 14 on the lower level.

There were areas where the existing insullation was removed ( Picture 1 ) and should be replaced.



9.0 Picture 1

#### 9.1 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 13 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 reduce the effects of air and moisture changes on the R value of the insulation. This insulation can be easily installed in existing, un-insulated walls.

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

**Comments:** Inspected

Bathroom were equipped with ceiling exhaust fans which was not properly vented to the exterior ( Picture 1 ).

It should be noted that the clothes dryer vent (Picture 2) was vented by means of a vinyl vent hose. There have been many reports of fires caused by the use of vinyl vent hoses due to their flammable characteristics.



9.2 Picture 1



9.2 Picture 2

## 9.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings

**Comments:** Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that all bathroom ceiling fan vents, kitchen vents and laundry dryer vents be vented to the exterior, directly, to guard against excessive moisture buildup and the possibility of mold formation.

2) SD - Recommend that the vinyl vent hose serving the clothes dryer be replaced with a rigid or flexible metal pipe to avoid the possibility of fire. This is a safety hazard.

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

**Comments:** Inspected

The attic is ventilated by a combination of soffit vents and roof vents with a power vent fan ( Picture 1 ). The recommended baffles were not all in place ( Picture 2 ) over the soffit vents to guard against insulation blocking the vents. There was also a power vent fan, which did not operate.



9.4 Picture 1



9.4 Picture 2

### 9.5 VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC) - Findings

**Comments:** Inspected, Repair or Replace

1) RR - Recommend that the power attic exhaust fan be evaluated and repaired by a state licensed and insured roofer. Recommend that the fan be controlled by a combination thermostat / humidistat as a guard against excessive heat and / or humidity in the attic space. 2) RR - Recommend installation of baffles to keep insulation off of the soffit vents in the attic and allow for proper attic ventilation.

## 10. Built-In Kitchen Appliances

### Styles & Materials

**RANGE/OVEN:**

AMANA  
ELECTRIC SPARK IGNITION  
APPROVED GAS LINE VERIFIED

**DISHWASHER:**

MAYTAG  
NO HIGH LOOP IN DRAIN  
UNDER SINK SWITCH  
IMPROPERLY DRAINED TO DISPOSER

**DISPOSER:**

DIRECT ELECTRICAL  
CONNECTION  
NON-WATERPROOF CABLE  
IN SINK ERATOR  
1/2 HP  
OVER COUNTER SWITCH

**EXHAUST/RANGE HOOD:**

RE-CIRCULATE  
INTEGRAL TO MICROWAVE  
LIGHTED

**BUILT-IN MICROWAVE:**

INTEGRAL VENT HOOD -  
RECIRCULATE  
AMANA

**TRASH COMPACTORS:**

NONE

**REFRIGERATOR:**

GENERAL ELECTRIC  
WATER DISPENSER / ICE  
MAKER  
DISPOSABLE FILTER

### Inspection Items

#### 10.0 DISHWASHER

**Comments:** Inspected, Repair or Replace, Significantly Deficient

Dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was not properly equipped with a high loop as a guard against water from the sink draining back into the dishwasher. There was an electrical shut-off switch for the dishwasher that was located under the sink.

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

1) SD - Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the underside of the base cabinet countertop and 'looped' so that the loop is at the "flood level" of the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.

2) RR - The dishwasher in the kitchen was drained into the disposer ( Picture 1 ) and not the drain pipe, which is not allowed. Recommend that the dishwasher drain hose be connected to the sink drain pipe as required.



10.0 Picture 1

### 10.1 RANGES/OVENS/COOKTOPS

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

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

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

2) SD - There was a gas leak detected at the gas connection to the stove. While this leak may be minor, any gas leak should be treated as a safety hazard. The agent was alerted to inform the owners.

### 10.2 RANGE HOOD

**Comments:** Inspected

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

### 10.3 FOOD WASTE DISPOSER

**Comments:** Inspected

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

### 10.4 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

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

### 10.5 REFRIGERATOR

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

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2003.

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.

2) WL - The refrigerator is equipped with an automatic ice maker and water dispenser. These devices are serviced by a replaceable water filter that is located in the refrigerator and should be changed twice a year.

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**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

George Small

#### Property Address

1121 Small Street

Smallville, IL 60000

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

## 1. Structural Components

### 1.1 FOUNDATION - Findings

#### Inspected, Repair or Replace

1) RR - Recommend that the sewer pipe foundation wall penetration be sealed by a licensed and insured foundation wall contractor.

2) RR - Recommend that the slab cracks be sealed with self-leveling polyurethane caulk.

### 1.7 ROOF STRUCTURE AND ATTIC - Findings

#### Inspected, Watch List - Maintenance

1) WL - Recommend that the underside of the roof be checked every year for signs of water staining on the roof decking or rafters as an early detection method for roof leakage.

## 2. Exterior

### 2.1 WALL COVERING AND TRIM - Findings

#### Inspected, Repair or Replace

1) RR - Recommend that the minor cracks at the lintel above the garage door be sealed with

mortar caulk as a guard against further deterioration.

### **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.

### **2.5 WINDOWS (Exterior) - Findings**

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

1) WL - Recommend that window framing caulk be evaluated, annually, and re-caulked as needed as part of regular maintenance.

1) RR - Recommend that exterior window frames be scraped, primed and painted as a guard against further deterioration.

### **2.7 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.

### **2.9 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings**

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

1) WL - Cracks between poured slab porches and exterior walls should be regularly checked and re-caulked, as needed, to guard against water infiltration.

2) SD - Recommend that the rear deck be equipped with railings as a guard against harm to small children.

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

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

1) RR - Recommend that all tree branches that overhang the roof be trimmed back. Some insurance companies will not insure houses with tree branches overhanging them.

2) WL - Recommend that the vegetation around the house's exterior be cut back and/or thinned out to allow for proper air flow and sunlight to properly dry the exterior of the house.

## **3. Roofing**

### **3.3 ROOFING DRAINAGE SYSTEMS - Findings**

#### **Inspected, Repair or Replace**

1) RR - Recommend that the downspouts be extended to release drainage water at least 6' away from the structure's foundation.

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

## 4. Plumbing System

### 4.3 INTERIOR PLUMBING FIXTURES (Findings)

#### Inspected, 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 2nd floor hallway bathroom be properly sealed to the tile wall as a guard against water intrusion into the wall.
- 3) RR - Recommend installation of an access panel to the whirlpool bathtub.

### 4.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Findings

#### Inspected, Watch List - Maintenance

- 1) WL - It is recommended that the water heater be drained of sediment twice a year to increase the life of the unit. The process is:
  - 1) Close the units water supply valve. (Make sure that the water heater is not firing at the time of the draining.)
  - 2) Place a pail under the drain valve at the bottom of the water heater and drain until the water runs clear (about 10 - 15 seconds).
  - 3) Reopen the water supply valve.

### 4.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Findings

#### Inspected, Significantly Deficient

- 1) SD - Recommend that the minor gas leaks at the stove and furnace be evaluated and repaired by the local gas utility. The agent was notified. This is a safety hazard.

### 4.10 SUMP PUMP - Findings

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

- 1) WL - Recommend, as an upgrade, that both the sump and ejector pumps be equipped with battery backup to ensure their operation during power failure conditions.
- 2) RR - Recommend that the sump pump be replaced with a heavy duty, high capacity pump. The present pump was undersized for this house.

## 5. Electrical System

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

#### Inspected, Repair or Replace

- 1) RR - There were double tapped circuit breakers found in the electrical panel. This is when two or more branch circuit wires are attached to the same circuit breaker. Recommend this condition be evaluated and repaired by a licensed and insured electrical contractor.

### 5.5 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 all exterior light fixtures be properly sealed to the wall to guard against water intrusion into the electrical system.

## **5.7 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.

## **5.9 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings**

### **Inspected, 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.

## **6. Heating**

### **6.1 HEATING EQUIPMENT - Findings**

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

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

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

**Inspected, Repair or Replace**

1) RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep in the near future. The damper and flue display soot buildup. Recommend that standard level 2 evaluation be done.

**7. Central Air Conditioning****7.1 COOLING EQUIPMENT- Findings****Inspected, Repair or Replace**

1) RR - Recommend, as part of the normal fall HVAC system evaluation, that the A/C unit's operation be evaluated and, if needed, repaired by a licensed and insured HVAC technician. Recommend that this be done before closing.

**8. Interiors****8.2 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.

**8.4 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.

**8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings****Inspected, Significantly Deficient**

1) SD - Recommend installation of a handrail on the step leading to the basement area. This is a safety hazard.

**9. Insulation and Ventilation****9.1 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 13 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 reduce the effects of air and moisture changes on the R value of the insulation. This insulation can be easily installed in existing, un-insulated walls.

### 9.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings

#### Inspected, Repair or Replace, Significantly Deficient

1) RR - Recommend that all bathroom ceiling fan vents, kitchen vents and laundry dryer vents be vented to the exterior, directly, to guard against excessive moisture buildup and the possibility of mold formation.

2) SD - Recommend that the vinyl vent hose serving the clothes dryer be replaced with a rigid or flexible metal pipe to avoid the possibility of fire. This is a safety hazard.

### 9.5 VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC) - Findings

#### Inspected, Repair or Replace

1) RR - Recommend that the power attic exhaust fan be evaluated and repaired by a state licensed and insured roofer. Recommend that the fan be controlled by a combination thermostat / humidistat as a guard against excessive heat and / or humidity in the attic space. 2) RR - Recommend installation of baffles to keep insulation off of the soffit vents in the attic and allow for proper attic ventilation.

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Inspected, Repair or Replace, Significantly Deficient

Dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was not properly equipped with a high loop as a guard against water from the sink draining back into the dishwasher. There was an electrical shut-off switch for the dishwasher that was located under the sink.

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

1) SD - Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the underside of the base cabinet countertop and 'looped' so that the loop is at the "flood level" of the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.

2) RR - The dishwasher in the kitchen was drained into the disposer ( Picture 1 ) and not the drain pipe, which is not allowed. Recommend that the dishwasher drain hose be connected to the sink drain pipe as required.

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Watch List - Maintenance, Significantly Deficient

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

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

2) SD - There was a gas leak detected at the gas connection to the stove. While this leak may be

minor, any gas leak should be treated as a safety hazard. The agent was alerted to inform the owners.

## 10.5 REFRIGERATOR

### Inspected, Watch List - Maintenance

Refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 2003.

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.

2) WL - The refrigerator is equipped with an automatic ice maker and water dispenser. These devices are serviced by a replaceable water filter that is located in the refrigerator and should be changed twice a year.

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**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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