

4064 N. Lincoln #228
Chicago, IL 60618
(773) 759-1578

PROPERTY INSPECTION REPORT

Property Address: ---- S.
Chicago IL 606--

Prepared for: Example--cosmetically rehabbed brick ranch

Inspection Date: August 5, 2011

Inspector: Mike Massart Lic# 450.0000181

Inspection #: 8416m

CLIENTS REALTOR:

SELLERS REALTOR:

GENERAL INFORMATION

Main Entry Faces: **West**
Estimated Age: **50** Years
Unit Type: **Single Family**
Stories: **One**
Space Below Grade: **Basement**
People Present: **Clients**

Time of Inspection: **2:30**
Weather: **Fair**
Temp: **80s** ° F
Soil Condition: **Dry**
Unit Occupied: **No**

Client's Realtor

SERVICES REQUESTED:

Home Inspection
see also photo supplement

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EXTERIOR

General Information

<u>Wall Types</u>	<u>Wall Coverings</u>	<u>Trim</u>	<u>Windows</u>	<u>Hose Faucets</u>	<u>Electrical</u>
Masonry	Brick Stone	Aluminum	Vinyl	Standard	Lights GFCI Outlets Main Service
	clearance to soil		Glass Block		

Component	Condition	Comments
<u>Wall Coverings</u>		
Brick	Fair	<p>**Brick homes require periodic tuckpointing/repair of mortar joints. Degree of cracking/wear present at masonry, face brick overall OK but tuckpointing is recommended. Note cracked stone window sill, NE BR N window.</p> <p>Tar patching or cement used at lower wall areas, inadequate to stop seepage.</p>
Stone	Deficient	
clearance to soil	See Comment	
<u>Trim</u>		
Aluminum	See Comment	<p>Leave some foundation exposed for clearance betw. wall covering & grade (prevent water, etc.)</p> <p>Metal soffit trim is loose at rear.</p>
<u>Doors</u>		
Front	Functional	<p>Caulking will fail in time. Check regularly, remove old cracked caulk prior to reinstallation.</p> <p>Gap is noted under storm door, threshold is loose.</p> <p>To insure safe egress, client is advised against double-keyed deadbolts.</p>
Side	See Comment	
Rear	Not Applicable	
<u>Windows</u>		
Vinyl	See Comment	<p>BR window lock loose, screens not completed, overall newer/OK</p> <p>*** Representative sample of accessible windows operated from the interior. Exact accounting for all storms/screens not performed. Be sure any weep holes are open/not caulked shut. Keep hoses off in cold weather to prevent freezing. Shut off any interior valve(s) prior to winter.</p>
Screens	See Comment	
Glass Block	Functional	
<u>Hose Faucets</u>		
Standard	see plumbing pg.	
<u>Electrical</u>		
Lights	Functional	<p>Frayed wire insulation was noted at service wires, homeowner side.</p> <p>If not provided, recommend adding GFCI outlet to exterior, to prevent shock/extension cord use, etc. "Test" button should be checked periodically; GFCIs often fail due to lightning.</p>
GFCI Outlets	Not Present	
Main Service	See Comment	

Additional Comments

Annual wood destroying pest inspections are recommended. Client should walk around property annually to check the grounds and exterior. Owners of buildings housing small children should pay special attention to lead paint and wood varnishes, especially in old windows; contact lead paint specialist for survey/testing.



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GROUNDS

General Information

PORCHES / PATIOS

<u>Location</u>	<u>Type</u>	<u>Material</u>	<u>Enclosure</u>
Front	Stoop	Concrete	Open

WALKS & STEPS

Material
Concrete

Component	Condition	Comments
<u>Walks & Steps</u>		
Walks Steps	Deficient Deficient	Patching was used to address uneven slabs of concrete, not permanent repair, has already re-cracked. Concrete has cracked and settled, incl. area to S of kitchen where concrete slopes to house. Concrete isn't flat, trip hazard noted, near S door.
<u>Driveway</u>		
Concrete	Functional	<i>**A degree of cracking and wear is expected in our climate, especially on concrete which has been excessively salted. Consider de-icing products which are not harmful to concrete.</i>
<u>Drainage & Grading</u>		
Property Drainage	Deficient Further Review	Grading slopes toward the building at some rear/side areas: much of rear yard plus stone area to N of home, this corresponds w/water damage in basement and needs regrading/landscaping work; consult w/full service waterproofing contractor re: exterior repairs. <i>Where feasible, maintain a positive slope away from the foundation to direct runoff away. If this is not feasible in areas, consider use of buried drain tiles (PVC pipes or polyethylene hoses in shallow gravel bed) to direct water away from the home.</i>
Foundation Grading	suggestion	
<u>Vegetation</u>		
Trees Shrubs	Functional suggestion	<i>Keep vegetation at least six inches away from the walls; check tree limbs regularly. Excessive watering next to the foundation can affect wall coverings and lead to seepage. ***Comments pertain to how vegetation affects the building, not the health of the plants.</i>
<u>Retaining Walls</u>		
	Not Applicable	
<u>Porches/Patios</u>		
Front Stoop	See Above	<i>A degree of common cracking/spalling is anticipated in our climate. Note partial patching; overall intact.</i>
<u>Additional Comments</u>		
		<i>Safety standards, which have changed in recent years, call for hand rails with three or more steps, and guard rails 42" high two feet or more above grade. Vertical balusters (no more than 4" apart) offer improved child safety over horizontal rails.</i>



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DETACHED GARAGE

General Information

<u>Roof</u>	<u>Roof Age</u>	<u># of Layers</u>	<u>Gutters</u>	<u>Walls</u>	<u>Electric Service</u>	<u>Foundation</u>
Asphalt Shingle	1 -2	1 to 2	(Partial)	Brick	Underground	Slab On Grade
<u>Walls</u>	<u>Ceiling</u>	<u>Floor</u>	<u>Vehicle Door</u>	<u>Electric System</u>	<u>Heating/Cooling</u>	
Wood Frame	Unfinished	Concrete	Overhead	120 volt		

Component	Condition	Comments
<u>Roof</u> Asphalt Shingle	Functional	Uneven area noted at NE corner, gap noted, overall OK but vents needed.
<u>Exterior Walls/Trim</u> Brick	Deficient	<i>Components considered functional though frame wall close to grade is typical on old properties. Brickwork has cracked where it meets the landscape wall, showing settlement at landscape wall.</i>
<u>Foundation</u> Slab On Grade	Fair	<i>Clearance between wall coverings and grade should be maintained (several inches of foundation exposed), so that moisture, insects, etc. from the ground do not affect the wall. Floor has cracked and settled.</i>
<u>Electrical System</u> Outlets Lights GFCI Protection Buried Service	Recommendation Functional Not Present Further Review	***A degree of cracking and spalling/chipping is expected. Recommend having outlet(s) updated to GFCI type. Thin wall conduit (electrical metal tubing) was used for garage service; I often find this rusted through at the ground (exposing wires). Recommend installation of proper (thicker) rigid conduit by electrical contractor.
<u>Interior</u> Walls & Ceiling	See Comment	Note charring from past fire, upper walls plus ceiling. Otherwise intact but note poor patch to step crack, alley side.
<u>Doors</u> Service Door Vehicle Door Door Operator Safety Reverse	Functional Safety Concern Deficient Deficient	Manual safety reverse function did not operate properly; needs repair/sensitivity adjustment so door will reverse with moderate pressure. Electric eyes were bypassed.
<u>Heating/Cooling</u>	Not Applicable	Test safety reverse function monthly; in addition to testing electric eye, place roll of paper towels below door to test manual reverse.
<u>Additional Comments</u>	Not Applicable NOTE!	<i>Check garage door hardware at least annually; tighten any loose bolts. If not installed, safety cables are recommended when door has counter springs (springs alongside tracks, perpendicular to door). Consider stiffening thin metal doors, especially at opener trolley.</i>



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HEATING / COOLING

General Information

<u>Brand</u>	<u>Fuel</u>	<u>Type</u>	<u>Rating</u>	<u>Est. Age</u>	<u>Expected Life</u>	<u>Tests</u>
Heating: Goodman	Gas	Forced Air	Standard 90,000 BTU	ne	15 - 20	Visual Flame Pattern Gas Detector

Cooling: None

Component	Condition	Comments
<u>Heating Unit</u>		
Furnace Operation	Functional	<p>Construction residue is present at the furnace; recommend cleaning/service--includes blower vanes.</p> <p><i>To maintain combustion air for the gas burning equipment, maintain a full louvered door, or wall registers within 1' of floor and within 1' of ceiling.</i></p> <p>Combustion air is inadequate for the gas burning equipment, as the area is served by a flush door. Recommend full louvered door, or wall registers within 1' of floor and within 1' of ceiling.</p> <p>**Modern heat exchangers are mostly concealed from view; rely on heating contractor testing.</p> <p>***Do not store paints, bleach, etc. near gas burning equipment. Keep clear of lint. Have equipment professionally serviced prior to each heating season.</p>
General Condition	Functional	
Limit Controls	Test Limited	
Heat Exchanger	View Limited	
Clearances	Functional	
Ventilation	Deficient	
Exhaust Flue	see roof page see plumbing pg.	
Wiring	Functional	
Thermostat	Functional	
<u>Energy Source</u>		
Gas Pipes	Functional	
Gas Shut Off	Present	
Electric Shut Off	Functional	
<u>Distribution</u>		
Ductwork	Functional	<p>***Annual servicing should include blower. Unable to verify capability of ductwork to uniformly heat or cool each room. Ductwork should be substantially airtight; any insulation should be intact so as not to be respirable. ***Change filter monthly; be sure it is secured. Avoid pleated disposable or "electrostatic" filters of 1" width, as these deprive system of air.</p>
Blower Fan	suggestion	
Registers	Functional	
<u>Additional Components</u>		
Filter	Functional	<p>***Furnace mounted humidifiers require periodic servicing. Shut off prior to summer!</p>
Humidifier	Not Present	
Air Cleaner	Not Present	
<u>Cooling Unit</u>		
	Not Completed	<p>Evaporator coil provided, awaits condenser.</p> <p><i>Keep outside unit free from lint/vegetation; allow airflow of 1' to side, 4' above; do not cover.</i></p> <p><i>**Check condensate drain line often; maintain flexible wrap close to duct plenum. Drain should terminate above rim of drain or sink; ideally, with trap/air gap near plenum.</i></p>



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PLUMBING

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<u>Water Supply</u>	<u>Supply Pipes</u>	<u>Main Water Shut Off</u>	<u>Well Pressure Tank</u>	<u>Well Pump</u>	
Public	Copper Lead (entry) Galvanized	Basement	N/A	N/A	
<u>Waste System</u>	<u>Waste Pipes</u>	<u>Waste System Clean Out</u>	<u>Gas Pipes</u>	<u>Gas Shut Off</u>	
Public	Cast Iron, Clay Galvanized PVC	Basement	Black Iron	At Meter Basement	
<u>Water Heater</u>	<u>Location</u>	<u>Size</u>	<u>Type</u>	<u>Est. Age</u>	<u>Expected Life</u>
Hotpoint	Basement	40 Gallon	Gas	New	10 - 15

Component	Condition	Comments
<u>Water Piping</u>		<i>**Additional comments, if applicable, can be found on kitchen, bathroom, foundation pages.</i>
Water Pressure	Functional	<p>Water flow was normal/had a minor reduction with several fixtures running at the same time.</p> <p>Dielectric unions or brass fittings were not properly installed where copper was installed next to steel piping, near service.</p> <p><i>Keep hoses off laundry sink, hose bibbs, etc. to prevent contamination of water supply.</i></p> <p><i>**Each shutoff valve not operated, due to potential for leakage, especially on older valves.</i></p> <p><i>When opening traditional style valve, back off slightly to prevent it from sticking open.</i></p> <p><i>Tubs with 1 1/2" piping often drain somewhat slowly due to rusted galvanized piping.</i></p>
Visible Leaks	None Visible	
Supports	View Limited	
Insulation	View Limited	
Compatibility	See Comment	
Cross Connections	None Viewed	
Main Shutoff Valve	Older Unit	
<u>Waste Piping</u>		
Drainage	Deficient	<p>Bathtub drained slowly. Despite cosmetic upgrades original galvanized steel waste pipes are re-used behind newer PVC serving kit. and tub. Note flexible tubing under full bath sink. Note how dishwasher drains to kit. waste pipe on sewer side of trap, can lead to sewer gas entering DW. Ejector pump is provided, near bath, however this lacks a check valve, is on GFCI outlet, and is served by 1.5" not proper 2" diameter vent pipe. At piping in bsmt. below kit. sink, sewer odor is noted; patching not lead and oakum noted betw. pipes.</p>
Visible Leaks	See kitchen pg.	
Vents	Deficient	
Ejector Pump	Deficient	
Clean Outs	Further Review	
Supports	View Limited	
<u>Gas Piping Comments</u>		
Piping Type	Functional	<p><i>**Sub-slab sewer piping not visible; recommend contacting licensed plumber for review/repair estimate to the above plus video inspection to determine sewer condition.</i></p>
Shut Offs	Present	
Leaks Detected	None Detected	
Supports	Functional	
<u>Water Heater</u>		
Water Heater Tank	Functional	<p>Single wall exhaust vent was improperly concealed.</p> <p>Water heater exhaust is backdrafting considerably/poses safety hazard. Its exhaust vent goes up, then across (over beam) then down, before reaching chimney where the furnace exhaust vent meets it. Down run on gas appliance vent shows lack of care/amateur workmanship; note sheetmetal panels placed in front of this for no ostensible reason other than to conceal. Due to safety concern this needs correction by licensed plumbing/mechanical contractor; if verification is needed refer to People's Gas.</p>
Water Shut Off	Present	
Temp Control	Functional	
Burner	Functional	
Safety Relief Valve	Not Tested	
Exhaust Vent	Deficient	
Clearances	Safety Concern	
Ventilation	see heating pg.	
Drain Valve	Not Tested	



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ELECTRICAL

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<u>Panel</u>	<u>Panel Location</u>	<u>System</u>	<u>Service Entrance</u>	<u>Panel Type</u>	<u>Main Wire</u>	<u>Branch Wiring</u>
Main Panel	Basement	100 Amp - 240 Volt	Overhead	Circuit Breakers	Plated Copper	Copper Metal Conduit Armored Cable

Component	Condition	Comments
<u>Panel</u>		
Main Panel	Functional	<p>14 gauge wire was too small for 20 amp breaker, right side.</p> <p>Circuit breakers did not match the brand name called for on the main panel rating plate; matching breakers should be used.</p> <p>Ground wire was improperly spliced, 8 ga. to smaller green ground wire; small green ground is noted near water heater, needs proper ground installed by licensed elec. contractor.</p> <p>Operate breakers upon closing, then yearly. As mechanical devices, breakers can fail by allowing current to pass when switched off, or by failing to "trip". Electricians recommend having connections checked every 2 yrs. Low voltage wires (phone, cable, etc.) not tested; such equipment is often not in use within properties for sale.</p> <p>Do not open panel/covers unless qualified. Contact electrician for service; please make electrical repairs a high priority/early action item. Some decorative/adjustable fixtures & cords can be hazardous if affected by shelving/cabinetry, ladders, etc.</p>
Main Breaker	Functional	
Amp/Wire Match	Deficient	
Branch Breakers	Functional	
Connections	Deficient	
Ground/Bonding	Deficient	
Panel Cover	Functional	
	safety suggestion	
	Safety Suggestion	
<u>Grounding</u>		
Bonding	Functional	<p>Water pipes are used for electrical grounding. Potential repair, pipe upgrade, or addition of dielectric unions can interrupt continuity of ground.</p> <p>During timely electrical repairs/upgrades, have ground wire attached to city side of water shutoff and/or to driven ground rod. **Many older homes have longer than optimal "BX" runs.</p>
Ground Rod	Not Present	
Ground to Water Pipe	See Above Recommendation	
<u>Branch Circuit Wiring</u>		
Conductors	Functional	<p>Outlet tested with reversed polarity at kit., left of range. Range and fridge are served by counter outlets, lack their own non-GFCI outlets (which are needed so counters can have GFCI outlets). Wires are exposed where flexible Greenfield cable is damaged, roof fan. Greenfield/BX is loose at new can lights. Outlet at full bath is not GFCI type, and when tester was plugged into outlet, light flickered on. Note missing pullchain at closet light.</p> <p>Knockout missing at box near attic hatch.</p>
Methods	Deficient	
Outlets	Deficient	
Fixtures	Deficient	
Junction Boxes	Deficient	
<u>Ground Fault Protection</u>		
Kitchen	Partial	<p>Though ground fault circuit interrupter outlets were not in use at time of construction, GFCI outlets are recommended at damp areas (exterior/garage, kitchen, bath, basement), with the exception of equipment such as refrigerators, sump pumps, etc. Push "test" button monthly.</p>
Bathrooms	Partial	
Garage	Not Present	
Exterior	Not Present	
Basement	Partial	
<u>Smoke Detectors</u>		
CO Detector	Not Present	<p>Carbon monoxide detectors are required; these and smoke detectors should be within 15' of any sleeping area.</p> <p>CO detectors are required; these and smoke detectors should be <15' from any bedroom.</p> <p>Client should, on day of taking control, ensure functional detectors are in place. Interconnected, monitored and/or hardwired type preferred; consider kitchen type near ranges.</p>
Smoke Detector	Present	
Hallway(s)	Not Tested	
	Safety Suggestion	



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KITCHEN / LAUNDRY

Component	Condition	Comments
<u>Kitchen</u>		
Walls and Ceiling Floor	Functional Deficient	<p>Secitons of baseboard are improperly used at floor transitions betw. wood and tile.</p> <p><i>Recommend replacing any worn outlets, and ensuring counter outlets (except dedicated fixed appliance outlets) converted to GFCI type, as modern safety upgrade. Note that any accent light wiring, etc. should be protected in metal conduit, cable or boxes, unless low voltage type.</i></p> <p>Note loose wood trim at lower cabinet</p> <p>Drywall/black phosphate type screws were used for cabinet attachment; recommend use of cabinet screws with wider head and/or washer.</p> <p>Small leak noted under pipes after test.</p> <p>**Appliances are operated to verify that they turn on/cycle off as intended, and to verify utility function; they are not evaluated for efficacy in cleaning dishes/clothes. Newer phosphate-free dish detergents may be less effective; phosphate is typically available commercially as TSP.</p>
Doors/Windows	see exterior pg.	
Light Fixtures	Functional	
Outlets	see electrical pg.	
GFCI Outlets	Not Completed	
Cabinets (wood/laminate)	See Below	
Counters	Functional	
Sink	Functional	
Faucet	Functional	
Water Pipes	Further Review	
Heat Source	Functional	
<u>Appliances</u>		
Gas Range	Functional	<p>Unit is not level.</p> <p>Note poor dishwasher fit in cabinetry/gaps esp. around kickplate.</p> <p><i>Anti-tip brackets, gas connectors which sense and stop leaks, and other safety upgrades are recommended. Client should periodically check appliance recalls at www.uscpsc.com.</i></p>
Microwave	See Comment	
Dishwasher	see plumbing pg.	
Refrigerator	Functional	
<u>Laundry</u>		
Walls & Ceiling Floor	Functional Functional	<p>PVC pipe serving washer "Grey box" doesn't go straight down--pipe has an elbow just below its drain opening, check during plumber servicing.</p> <p>Component considered functional notwithstanding minor drips, cosmetic wear.</p> <p>**Water and gas connectors should be replaced if 5+ years old. Modern gas connectors, and metal "flood safe" braided water hoses, have integral shutoff valves to sense and stop leaks; suggest upgrade. Dryer vent and integral dryer lint path should be cleaned regularly.</p>
Washer Drain	Further Review	
Fixtures/Outlets	Functional	
Cabinets/Counter	Not Applicable	
Sink & Faucet	Not Applicable	
Washer Hookups	Functional	
Washer Drain	Functional	
Dryer Gas Outlet	Present	
Dryer Vent	Present	



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BATHROOMS

General Information

The property has the following bathrooms - All are reported on this page

- 1 - Full Bath - (First Floor)
- 1 - 3/4 Bath - (Basement)

Component	Condition	Comments	Location
Walls and Ceilings	Functional		
Floors (Ceramic Tile)	Functional		
Doors	Functional		
Light Switches and Fixtures	Functional		
Outlets	see electrical pg.		full bath
GFCI Outlets	Functional	GFCI outlets tripped properly when faulted.	3/4 bath
Exhaust Fan	Present		
Sink/Cabinet and Faucet	Functional	<i>Fans were usually not required if window present. However, they are recommended to convey moisture outside.</i> Faucet is loose.	3/4 bath
Toilets	Functional		
Tub/Shower and Faucet/Valve	Safety Concern	2 stem (separate hot and cold) tub/shower valves do not protect against scalding. Single handle scald proof valve is recommended for safety.	full bath
Tub/Shower Wall Surround	Deficient	Tile has irregular surface at shower curb, poses hazard. Shower floor drainage pitch is marginal.	3/4 bath
Water, Waste and Vent Pipes	see plumbing pg.		
Heat Sources	Maintenance	Grille doesn't have operable louver.	full bath



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INTERIOR

General Information

The property has the following interior rooms - All are reported on this page

Living Room Stairways Finished Basement
 3 - Bedrooms Hallways

Component	Condition	Comments	Location
Walls and Ceilings (Drywall)	Fair	Walls and ceilings are in overall serviceable condition. Imperfections like uneven surfaces and minor stress cracks, etc. are typical and considered cosmetic unless excessive.	Most Areas
	Marginal	Some paint/wall surface patching is marginal, wasn't tooled/sanded adequately.	Several Rooms
Floors Floor Coverings (Hardwood Flooring)	Functional Marginal	Some squeaking noted, unable to verify nature of patch/repair at BR floorboards; some stains noted; overall serviceable. Note improper use of baseboards for transitions.	
Doors and Windows	see exterior pg.		
Light Switches and Fixtures	safety suggestion	<i>Bare bulb closet fixtures may come in contact with stored items; recommend covered fixtures as safety upgrade.</i> Note light w/o pullchain; recommend fluorescent fixtures.	
Outlets	Functional		
Heating and Cooling Source	Functional		
Stairs	See Comment	Handrailing not completed.	
Railings	suggestion	<i>Safety codes, which have changed over time, call for guards beside the open side of stairs, with vertical balusters no more than 4" apart. Most wood railings have some flexibility; however, rails should withstand 200 pounds of side pressure.</i>	



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FOUNDATION

General Information

<u>Foundation</u>	<u>Type</u>	<u>Floor Type</u>	<u>Access</u>	<u>Floor Framing</u>
Basement	Poured Concrete	Concrete	Inside	Wood Joist

Component	Condition	Comments
<u>Access To:</u> Basement	NOTE! Visibility Limited	<i>Insulation, semi-finished wall and ceiling areas, and/or stored goods, etc. limit foundation visibility. As a rule, client should review any concealed areas at walk-through before closing.</i> Basement has finished walls and ceilings.
<u>Foundation</u> Exposed Walls	Further Review	Visible foundation, poured concrete, is normal, however note patching at overhead sewer outlet. Most foundation isn't visible however cracked stone sill (NE bedroom window) and high moisture content of nearby bsmt. drywall, indicate foundation cracking.
Floor	Functional	Good ceramic tile installation.
<u>Floor Framing</u> Subflooring Joists Beams & Columns	see interior pg. View Limited	<i>***A degree of cracking and sloping is expected at older poured concrete</i> <i>**Comments refer to visible components, which did not exhibit major defects.</i> Ongoing seepage/active water penetration was found: elevated moisture levels were detected at drywall and baseboard (w/GE Protimeter Aquant moisture detector) at north and east basement areas, incl. lower drywall under NE window. Far E end of floor is wet, behind water heater. Mold is visible at several areas: under main water valve access panel, plumbing cleanout accessible from bathroom. Partial recent repainting noted, furnace/laundry area, but mold is viewed (behind furnace) where paint didn't reach. Recommend repair estimate by waterproofing/ mold remediation contractor incl. opening sample of drywall to view foundation.
<u>Water Penetration</u> Basement Ejector Pump Sump Pump	Deficient see plumbing pg. Not Present	<i>Perimeter drain tile may be needed for soil moisture, esp. at N and E wall areas.</i> <i>*****Basement pumps which enter the plumbing system are considered ejector pumps. Water penetration is anticipated in homes built before finished basements (and modern sump systems, etc.) were common. Keeping water away from the foundation is important.</i>
<u>Insulation</u> Perimeter	Not Viewed	
<u>Ventilation</u> Windows	see exterior pg.	<i>**Even in the absence of water penetration, mold can grow in small unventilated areas near pumps, pipes, meters, etc. Such closets should be ventilated with louvered doors or grilles; dehumidifiers should be used spring through fall.</i>
<u>Exposed Plumbing</u> Supply Pipes Waste Pipes Signs of Leaks Floor Drain		Components are as described on plumbing and electrical pages.
<u>Exposed Electrical</u> (See Elec. Pg.)	Recommendation general home suggestion	<i>Radon levels were high in 1/3 of homes tested in Cook Co., per Ill. Emergency Mgmt. Agency, which recommends radon testing. For information: www.iema.illinois.gov or (800) 325-1245</i> <i>"Minor" seepage leads to mold when trapped near paper faced drywall, insulation, etc. During any upgrades, consider products such as fiberglass backed gypsum/drywall, rigid insulation, etc. Wall vapor barriers are NOT recommended as they trap moisture.</i>

SUMMARY

This summary page is provided for quicker access to the information within the report. It is not intended as a substitute for reading the inspection report. Items listed below may be discussed further on the corresponding report page.

PAGE	REMARKS
	<i>This summary page is intended to highlight the concerns in the report which, in the inspectors opinion, were more than routine maintenance and normal minor concerns.</i>
<u>ROOF</u>	Chimney exterior has cracked bricks/loose mortar joints; masonry repairs are needed; metal liner is needed for new furnace; note bricks betw. clay tiles in flue. Mold is indicated by black/dark gray stains roof sheathing; refer to qualified mold/moisture specialist/contractor. Some insulation was disturbed near can lights, ceiling is exposed, needs insulation & ventilation upgrades.
<u>EXTERIOR</u>	Tuckpointing is recommended. Note cracked stone window sill, NE BR N window.
<u>GROUNDS</u>	Concrete has cracked and settled, incl. area to S of kitchen. Concrete isn't flat, trip hazard noted, near S door. Patching was used to address uneven slabs of concrete, not permanent repair, has already re-cracked. Grading slopes toward the building at some rear/side areas: much of rear yard plus stone area to N of home, corresponds w/water damage in basement and needs regrading/landscaping work; consult w/full service waterproofing contractor re: exterior repairs.
<u>GARAGE</u>	Brickwork has cracked. Thinwall/EMT, not rigid conduit, was used for power to garage. Manual safety reverse function did not operate properly; electric eyes were bypassed.
<u>HEATING</u>	Combustion air is inadequate, recommend full louvered door, etc.
<u>PLUMBING</u>	Bathtub drained slowly. Despite cosmetic upgrades steel waste pipes are re-used. Dishwasher drains on sewer side of trap, can lead to sewer gas. Ejector pump lacks a check valve, is on GFCI outlet, and is served by 1.5" not proper 2" diameter vent pipe. At piping in bsmt. below kit., sewer odor is noted; patching not lead and oakum noted betw. pipes. Recommend contacting licensed plumber for review/repair estimate. Water heater exhaust is backdrafting considerably/poses safety hazard. Its exhaust vent goes up, then across then down, before reaching chimney where the furnace exhaust vent meets it; shows lack of care/amateur workmanship; due to safety concern this needs correction by licensed plumbing/mechanical contractor.
<u>ELECTRICAL</u>	14 gauge wire was too small for 20 amp breaker, right side. Ground wire was improperly spliced, 8 ga. to smaller green ground wire; small green ground is noted near water heater, needs proper ground installed by licensed elec. contractor. Outlet tested with reversed polarity at kit., left of range. Range and fridge are served by counter outlets, lack their own non-GFCI outlets. Wires are exposed where flexible cable is damaged, roof fan. Outlet at full bath is not GFCI type, and when tester was plugged into outlet, light flickered on. Note missing pullchain at BR closet light.
<u>KITCHEN</u>	Sections of baseboard are used at floor transitions betw. wood and tile. Note poor dishwasher fit in cabinetry/gaps esp. around kickplate. Small leak noted under pipes after test.
<u>BATHROOMS</u>	Note use of 2 stem not single handle anti-scald tub/shower valve. Tile has irregular surface at shower curb, poses hazard. Shower floor drainage pitch is marginal.
<u>INTERIOR</u>	Note visible drywall & floor patches, missing stair handrail.
<u>FOUNDATION</u>	Ongoing seepage/active water penetration was found: elevated moisture levels were detected at drywall and baseboard at north and east, incl. lower drywall under NE window. Far E end of floor is wet, behind water heater. Mold is visible at several areas: under main water valve access panel, plumbing cleanout accessible from bathroom. Partial recent repainting noted, furnace/laundry area, but mold is visible behind furnace where paint didn't reach. Recommend repair estimate by waterproofing/mold remediation contractor incl. opening sample of drywall to view foundation.

INSPECTION PHOTO SUPPLEMENT: RE: report 8416m
Scope: photos of a sample of reported conditions; refer to narrative report

EXTERIOR/ROOF



Chimney in & out



loose nail, powered fan; concrete sloping toward house, cracks at cement patching attempts, south wall; cracked stone sill at N bedroom window, likely an indication of a foundation wall below



Garage is served by thinwall elec. conduit, not rigid conduit; cracking where garage meets landscape wall; interior and gap betw. roof and fascia



MECHANICAL



Water heater exhaust vent installed poorly, improperly concealed, backdrafts; note lack of shutoff valve for rear hose faucet piping



Patching betw. pipes, site of odor; note older piping being re-used, under bathtub; 1.5" not proper 2" vent for ejector; DW enters drain on sewer side



Reversed polarity outlet, standard non-GFCI outlets not provided for appl's, GFCI outlets not completed at counter. Spliced ground wire, main panel



Loose cables, attic, incl. near fan; frayed insulation at elec. service wires

INTERIOR/ATTIC/FOUNDATION



Gap at DW; small leak under sink; gap under side door



patched hardwood; poor insulation, dark spots indicating mold in attic



Note older exhaust pipe for kit.



Elevated moisture level, high moisture level, incl. middle part of N wall



Mold at E wall, behind/left of furnace; stains at bottom of stairs; mold below access panel for main water valve; mold at plumbing cleanout area near bath

