



# COTTAGE HILL INSPECTIONS, INC.

An Illinois Licensed Home Inspector Entity

Tel/ Text: 630-530-5201

January 30, 2020

Mr. & Mrs. Bestcustomer  
400 S. Pine Street  
Anytown, IL 60000

Dear Bill & Rebecca,

Thank you for the opportunity to inspect the property located at **600 E. Any Street, Arlington Heights, Illinois** on January 29, 2020.

We have attempted to help you to learn about the home that you plan to buy. We have discussed the various building systems with you at the inspection and provide this report for your use as a reference. If you have additional questions, either now or in the future, **Cottage Hill Inspections, Inc.** offers free consultation on this report or any building issue for as long as you own your new home. Please feel free to call us at 630-530-5201.

This Inspection Report describes the conditions that existed at the time of this inspection only. ***This report does not represent a warranty or guarantee for any of the systems or components of the property nor is this report a warranty or guarantee against hidden, latent or future defects.***

Most of the information in this report identifies and describes the various components and systems that we have inspected. In many cases, we explain where and how our observations were made.

Our inspections are visual and non-invasive in nature using normal operating controls and the same access available to the property owner. ***The inspection is neither a municipal code inspection nor an engineering evaluation, but a good faith opinion of the condition of the major systems of the residential real estate described above at the time of the inspection.*** We have not inspected for the presence of wood boring insects or toxic compounds but we do comment on issues of health, safety, structure, and when appropriate, recommend further professional evaluation or testing.

We have tested a **representative sample** of components that are present in quantity, such as, electrical outlets, windows and hardware. This seems to be a responsible way of providing an economical service to our clients and an excellent indication of the general condition of the system being inspected.

It is **important** to remember that every older structure has **MINOR** deficiencies that result from normal use and age. As a service to our clients we locate and describe many of these minor deficiencies but our report is not intended to be an all-inclusive list of minor problems. ***The mention of any deficiency in this report is not meant to imply that a repair is required to make the property suitable for purchase. No building is perfect.*** We find that for most of our clients the cost of correcting minor deficiencies and small repairs can generally be anticipated by budgeting 1% of the value of the property each year.

In addition, we strive to identify any **SIGNIFICANT** condition that, in our opinion, warrants prompt attention to insure the safety of the property and its occupants or might influence your buying decision. These more significant conditions are **highlighted in yellow**. For your convenience, the "**Report Summary**" following the complete report repeats all of these more significant items.

The responsibility for any corrective action on either significant or minor issues is to be determined by the buyer and seller or their representatives. **Cottage Hill Inspections, Inc.** can provide re-inspection of any corrected conditions or previously un-tested items on a fee per hour basis.

## Inspection Terms

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**Added-** A component or a system that was installed or constructed after original construction.

**Functional-** A component or system that is presently performing its originally intended use but may be showing signs of wear. Functional items may be outdated by current standards or nearing the end of their useful life.

**Good-** A component or system that is performing its originally intended use and is in better condition than might be expected for its age.

**Incomplete-** A new or repaired component or system with parts missing or the installation unfinished. The component or system may or may not be functional.

**Newer-** A component or system that has been installed or constructed within the last few years.

**Non-functional-** A component or system that is in place but does not operate using the normal controls.

**Poor-** A component or system that is in place and/or operating but is not performing its originally intended use or is at risk of imminent failure.

**Significantly Deficient-** Unsafe or not functioning.

**Superficial-** Relating only to the surface or appearance of a component or system, not effecting function.

**Unsafe-** A condition in a *readily accessible, installed* system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

**Useful Life** - The length of time a component or system performs its intended function from installation until replacement under normal conditions.

## Definitions

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**Dismantle-** To take apart or remove components, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance.

**Readily Accessible-** Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property.

**Readily Openable Access Panel-** A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be opened by one person, and is not sealed in place.

**Representative Number-** One component per room for multiple similar interior components such as windows and electric receptacles; one component on each side of the building for multiple similar exterior components.

## Weather and Conditions at the Time of Inspection

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**APPROXIMATE TEMPERATURE:** 30°

**SKY:** cloudy

**PRECIPITATION:** none

**PRECIPITATION LAST 24 HOURS:** none

**GROUND:** snow covered

**ROOF AND PAVED SURFACES:** partially snow covered

- End of Section -



**606 E. ANY STREET**

## Property Description and Location

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*The subject property is located on a quiet street in a residential section of the village. The neighboring homes are predominantly single family, well maintained homes on similar sized lots and of the same general age as the home in question. Neighborhood parkways and yards support mature trees. Streets are clean and well maintained.*

### **BUILT ON THE LOT**

**STRUCTURE TYPE AND USE:** The subject house is a tri-level, single family home with an unfinished basement.

**ESTIMATED YEAR OF ORIGINAL CONSTRUCTION:** 1964

**TYPE OF CONSTRUCTION:** The house is of wood frame construction with factory finished vinyl siding, a brick veneer exterior and a hip roof. A two car attached garage is part of the footprint of the house.

- End of Section -

## Lot and Improvements

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### LOT

*Proper grading and drainage is important to maintain a dry basement or crawl space. Rainwater from the roof, driveway, patio, planting beds and lawn should always be directed away from the foundation if at all possible.*

**LOT ELEVATION:** This lot appears to be at the same grade as the surrounding lots and slightly higher than the street surface.

**GENERAL SURFACE DRAINAGE WITHIN SIX FEET OF THE HOUSE;**

**NORTH:** flat

**SOUTH:** flat/ negative, flows toward the house

**EAST:** flat

**WEST:** flat

**DOWNSPOUTS DISCHARGE:** both on the surface [above ground] and below the surface [below ground]

**CLEARANCE BETWEEN SOIL AND SIDING MATERIAL:** good

**INSPECTOR'S NOTE:**

- The curb, gutter and storm sewer system in the street enhance positive drainage (draining away from the subject property).
- There are no waterways in the immediate area that are likely to represent a flood risk under normal conditions.
- Verifying the existence and condition of any perimeter foundation drainage system is beyond the scope of this home inspection.

### DRIVEWAY, PARKING SURFACE

**AGE:** original

**MATERIAL:** poured concrete

**DRIVEWAY, PARKING SURFACE CONDITION:** functional

**INSPECTOR'S NOTE:**

- The concrete driveway surface is significantly cracked and displaced but remains functional.

### PAVED WALKS

**AGE:** original

**PAVING MATERIAL:** poured concrete

**CONDITION OF PAVED WALKS:** functional

### PLANTINGS

**LOCATION:** general

**INSPECTOR'S NOTE:**

- The existing plantings are well established and have been adequately maintained.

### MATURE TREES

**LOCATION:** general

**INSPECTOR'S NOTE:**

- The mature trees on the lot will contribute to summer cooling.
- Maintenance of the parkway trees is usually the responsibility of the village.

**- End of Section -**

## Exterior - The Building Envelope

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*Painted surfaces of buildings built before 1978 are likely to contain lead based paint. Lead is a known health hazard, especially for children. Undisturbed painted surfaces in good condition are usually not a hazard. However, deteriorated surfaces, friction and impact points [such as on windows and doors] and lead in house dust and soil may all be areas of concern. Additional information and an Illinois licensed lead inspector can be found at the following internet website: <http://www.idph.state.il.us/envhealth/lead.htm>. In addition as of April 22, 2010, federal law requires that contractors performing renovation, repair and painting projects that disturb more than six square feet of paint in homes, child care facilities, and schools built before 1978 must be certified by the EPA and trained to follow specific work practices to prevent lead contamination.*

### EXTERIOR WALLS, PRIMARY SIDING SURFACE

**SIDE WALL CLADDING MATERIAL:** brick veneer

**AGE:** original

**SIDE WALL CLADDING CONDITION:** good

**INSPECTOR'S NOTE:**

- There are minor cracks and open mortar joints in the brick exterior that can be expected in a well maintained home of this age.

### EXTERIOR WALLS, SECONDARY SIDING SURFACE

**SIDE WALL CLADDING MATERIAL:** factory painted aluminum lap siding

**AGE:** newer replacement

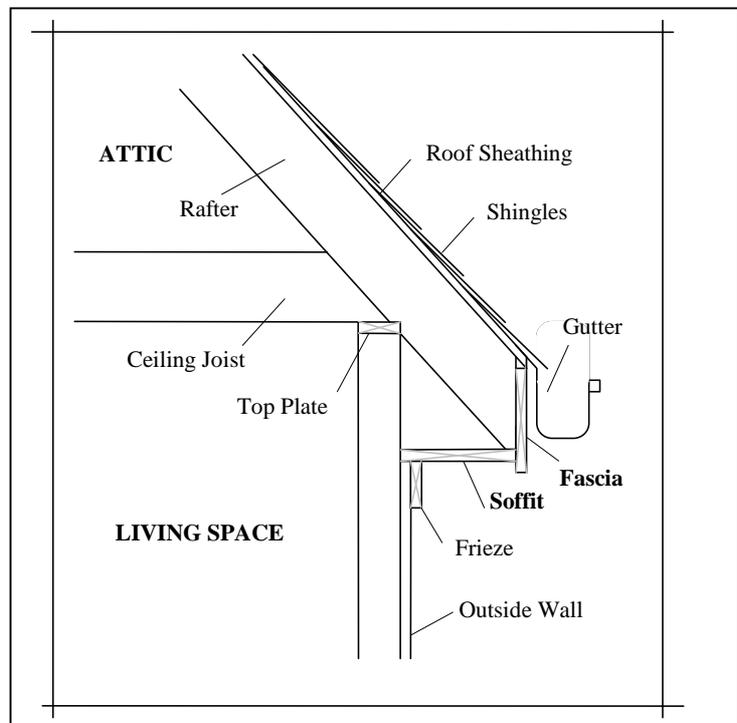
**SIDE WALL CLADDING CONDITION:** good

### SOFFITS, FASCIA AND TRIM

*Together with the outside edge of the roof these surfaces form the eaves or roof overhang. The soffit is the horizontal surface or "underside" of the overhang and the fascia is the vertical face or outer most surface of the same structure. The gutters usually attach to the fascia. The attached cross section drawing of the roof meeting the outside wall shows the location of the fascia and soffit.*

**MATERIALS:** original surfaces clad with factory finished aluminum

**SOFFIT, FASCIA AND TRIM CONDITION:** good



**LINTELS**

*Lintels support the weight of the masonry above window and door openings on exterior walls. This drawing of an exterior wall with a few bricks removed shows the location of the steel lintel [usually hidden] on a typical building.*

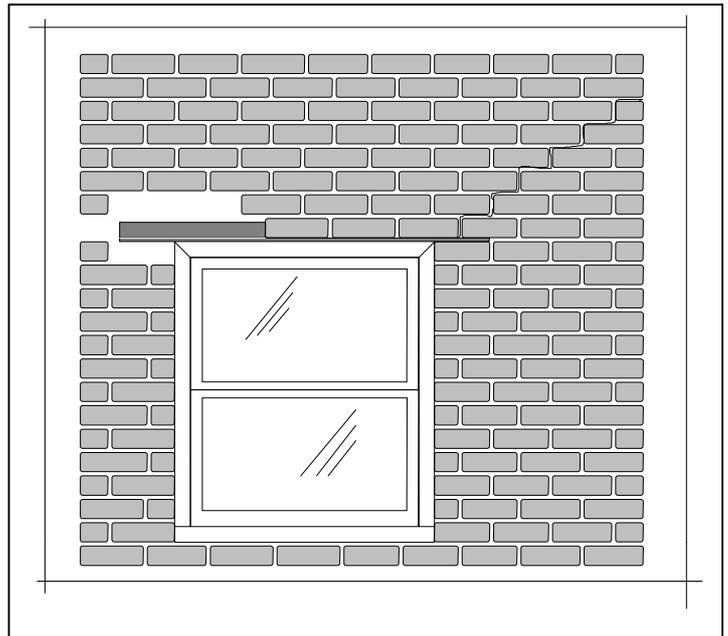
**LOCATION:** top of window and door openings

**MATERIALS:** original surfaces clad with factory finished aluminum

**LINTEL CONDITION:** good

**INSPECTOR'S NOTE:**

- The attached photographs show the condition of the window and lintel condition.



**WINDOW AND LINTEL CONDITION**

**WINDOWS, PRIMARY STYLE**

*Most of the windows are of this general description:*

**AGE:** undetermined

**TYPE:** double hung [slide up and down in tracks]

**EXTERIOR WINDOW SASH SURFACES:** painted wood

**GLAZING:** insulated glass [two layers or more, of glass with an air space between]

**EXTERIOR TRIM SURFACES:** aluminum over original wood

**STORM WINDOWS:** none needed with insulated glass

**WINDOWS OPENED:** representative sample

**WINDOW CONDITION:** functional

### WINDOWS, SECONDARY STYLE

*Some of the windows are of this general description:*

**AGE:** undetermined

**TYPE:** casement [hinged on one side]

**EXTERIOR WINDOW SASH SURFACES:** aluminum clad

**GLAZING:** insulated glass [two layers or more, of glass with an air space between]

**EXTERIOR TRIM SURFACES:** aluminum over original wood

**STORM WINDOWS:** none needed with insulated glass

**WINDOWS OPENED:** representative sample

**WINDOW CONDITION:** functional

### BASEMENT WINDOWS

**AGE:** original

**TYPE:** hopper [hinged at the bottom]

**EXTERIOR WINDOW SASH SURFACES:** aluminum

**GLAZING:** single glazed [one layer of glass]

**EXTERIOR TRIM SURFACES:** painted steel

**STORM WINDOWS:** none

**CLEARANCE TO DIRECT SOIL CONTACT:** good

**WINDOW WELLS:** functional

**WINDOW WELL COVERS:** functional

**WINDOWS OPENED:** representative sample

**BASEMENT WINDOW CONDITION:** functional

**AGE:** replacement

**TYPE:** sliding [slide side to side in tracks]

**EXTERIOR WINDOW SASH SURFACES:** vinyl

**GLAZING:** insulated glass [two layers or more, of glass with an air space between]

**EXTERIOR TRIM SURFACES:** vinyl

**STORM WINDOWS:** none needed with insulated glass

**CLEARANCE TO DIRECT SOIL CONTACT:** good

**WINDOW WELLS:** functional

**WINDOW WELL COVERS:** functional

**WINDOWS OPENED:** representative sample

**BASEMENT WINDOW CONDITION:** functional

### FRONT ENTRY

**AGE OF THE ENTRY DOOR:** original

**STORM DOOR:** good

**DOOR BELL:** functional

**OUTSIDE LIGHT:** functional

**STEPS AND LANDING:** good

**ENTRY CONDITION:** good

### REAR ENTRY

**LOCATION:** deck

**AGE OF THE ENTRY DOOR:** replacement

**DOOR BELL:** functional

**OUTSIDE LIGHT:** functional

**STEP AND LANDING:** good

**ENTRY CONDITION:** good

**BASEMENT "WALKOUT" ENTRY**

**LOCATION:** patio  
**AGE OF THE ENTRY DOOR:** replacement  
**STEP AND LANDING:** good  
**ENTRY CONDITION:** good

**ENTRY, SECONDARY**

**LOCATION:** to the house from the garage  
**AGE OF THE ENTRY DOOR:** original  
**STORM DOOR:** good  
**STEPS AND LANDING:** good  
**ENTRY CONDITION:** good

**DECK**

**LOCATION:** rear  
**AGE:** undetermined  
**MATERIALS:** stained lumber  
**EQUAL RISER HEIGHTS AND TREAD DEPTHS ON STEPS:** yes  
**LANDING SIZE:** good  
**HAND RAILS:** good  
**BALUSTRADE:** good  
**DECK CONDITION:** good

**- End of Section -**

## Roof

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*The roof was accessed by ladder and inspected over its entire surface.*

### ROOF SURFACE

**AGE:** undetermined

**SURFACE MATERIAL:** architectural asphalt/ fiberglass shingles

**PITCH OR ROOF ANGLE:** 5" of rise for each 12" of run

**NUMBER OF SHINGLE LAYERS PRESENTLY ON ROOF:** 1 layer

**WHEN NEW, THIS TYPE OF ROOF CAN BE EXPECTED TO LAST:** 30 years or more

**CONDITION OF ROOF SURFACE:** good

### INSPECTOR'S NOTE:

- Warped, curled or cupped shingles are an early indication of a roof surface in decline.
- Loss of the colored mineral granules on the shingles is an indication of a roof surface in rapid decline.
- It is recommended that the existing layers of shingles be removed before a new roof surface is installed.
- There are no signs of active roof leaks.
- The attached photographs show the condition of the roof surface.



### ROOF SURFACE CONDITION



### ROOF SURFACE CONDITION

#### ROOF PENETRATIONS

**ELEMENTS PENETRATING THE ROOF SURFACE ARE:** 2 plumbing vents, 11 attic vents, an exhaust vent, an attic fan, a metal fireplace flue, a masonry chimney

#### CHIMNEY, ABOVE THE ROOF

*This inspection includes the condition of the exterior of the chimney and related components. The portion of the chimney and flue that carries combustion gases from the fireplace to the building exterior is usually hidden from view and has not been directly inspected. Flue defects may exist that can only be discovered through an NFPA [National Fire Prevention Association] level II chimney inspection. It is strongly recommended that this evaluation be done by a CSIA [Chimney Safety Institute of America] certified chimney sweep for personal safety. A CSIA certified chimney sweep can be located at the following internet website: [www.csia.org](http://www.csia.org)*

**AGE:** original

**MATERIAL:** brick

**NUMBER AND TYPE OF FLUES:** single flue with a clay tile liner and sheet metal liner

**CHIMNEY PROTECTION:** a concrete chimney crown, a metal wind diverter

**CHIMNEY CONDITION [EXTERIOR] ABOVE THE ROOF:** functional, except for the condition recommended for correction below

#### INSPECTOR'S NOTE:

- There are areas where the mortar between the bricks on the chimney has deteriorated. This condition can permit rain and ice to penetrate the chimney wall causing leaks, hidden damage inside or further deterioration outside. The repair of this condition ["tuck pointing"] is recommended before additional damage can occur. This condition has been discussed with the client.
- The attached photograph shows the condition of the chimney.



#### **CHIMNEY CONDITION**

#### **CHIMNEY FLASHING**

*This material forms a weather tight transition between the masonry chimney and the roof surface.*

**AGE:** undetermined

**FLASHING MATERIAL:** aluminum

**CONDITION OF CHIMNEY FLASHING:** good

#### **INSPECTOR'S NOTE:**

- There are no signs of failure or active leaks in the chimney flashing.

#### **PIPE FLASHING**

*This material forms a weather tight transition between the sewer vent pipes and the roof surface.*

**AGE:** undetermined

**FLASHING MATERIAL:** lead

**CONDITION OF PIPE FLASHING:** good, except for the condition recommended for correction below

#### **INSPECTOR'S NOTE:**

- There is a hole in the lead flashing for one of the plumbing vent pipe. It is recommended that this condition be corrected by repair or replacement. The attached photograph shows this condition.



**PIPE FLASHING CONDITION**

### ROOF FLASHING

*This material forms a weather tight transition between brick or siding, and the roof surface.*

**FLASHING MATERIAL:** undetermined

**CONDITION OF FLASHING:** undetermined

#### INSPECTOR'S NOTE:

- The locations where metal roof flashing is usually found are covered by siding. As a result the presence or condition of any metal roof flashing cannot be determined.

### METAL FIREPLACE VENT, ABOVE THE ROOF

*This inspection includes the condition of the exterior of the metal fireplace vent and related components. The interior of the vent or flue is usually hidden from view and [unless otherwise noted] has not been inspected.*

**AGE:** undetermined

**MATERIAL:** sheet metal

**VENT PROTECTION:** a metal wind diverter

**METAL FIREPLACE VENT CONDITION ABOVE THE ROOF:** good

#### INSPECTOR'S NOTE:

- The attached photograph shows the condition of the metal fireplace vent.



**METAL FIREPLACE FLUE CONDITION**

### GUTTERS AND DOWNSPOUTS

**AGE:** undetermined

**MATERIALS:** factory painted aluminum

**GUTTER AND DOWNSPOUT CONDITION:** good

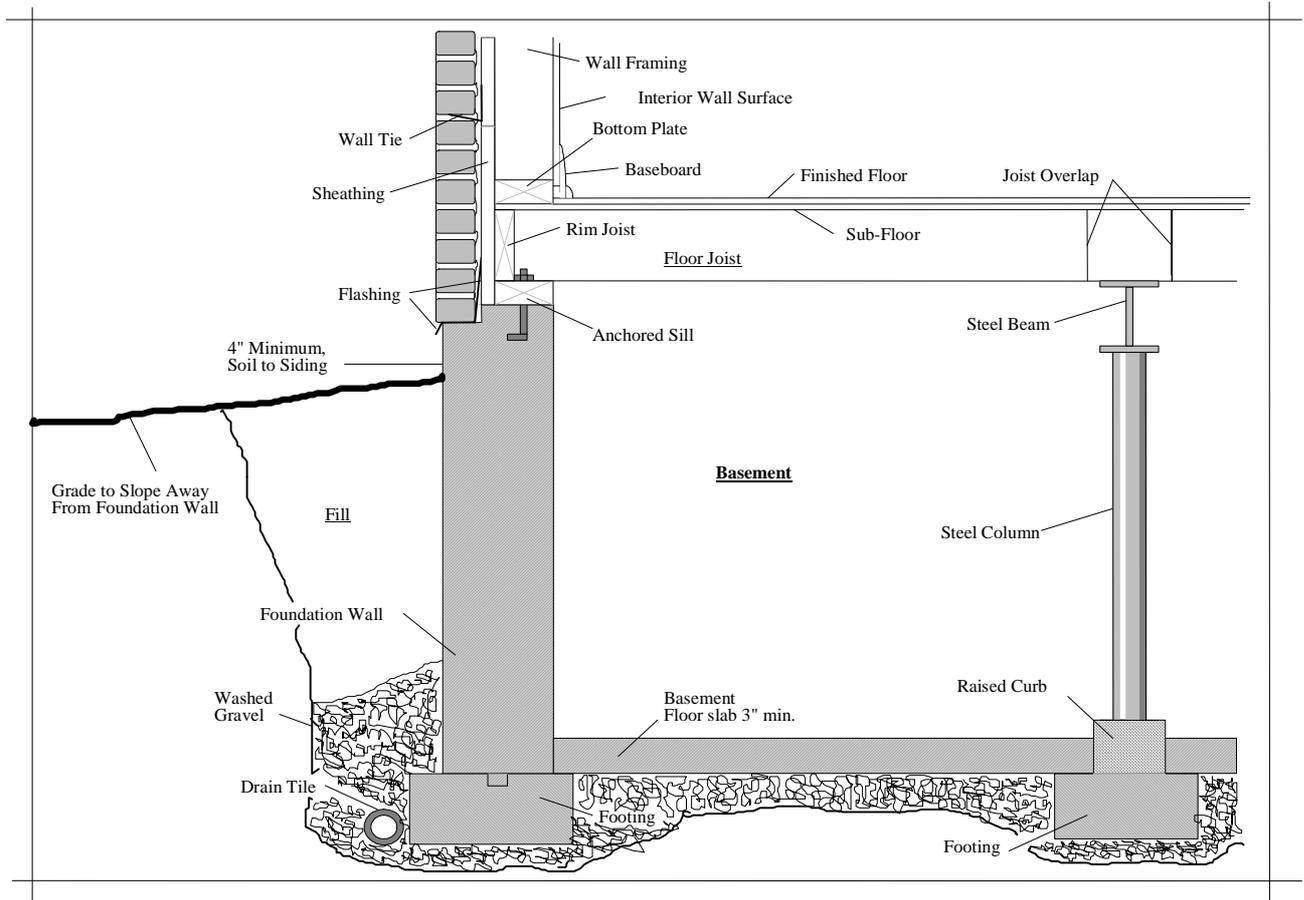
#### **INSPECTOR'S NOTE:**

- Aluminum gutters typically have a very long useful life. Deterioration of the fasteners or damage from impact are the most common causes of needed repairs.
- The cost of replacement aluminum or galvanized gutters is about \$4 to \$9 per installed foot. Galvanized gutters require periodic painting to protect from rust, but are much stronger than aluminum.

**- End of Section -**

## Structure

The cross section drawing below locates the structural components of the foundation, floors and exterior walls referred to in the report. Unless otherwise noted, the structural components are considered to date from the original construction.



Typical Wall Section Locating Structural Components

### FOUNDATION

The foundation is the masonry structure below ground level that supports the entire weight of the structure. The foundation consists of footings and foundation [basement or crawl space] walls. In most buildings, all or most of the foundation is out of site, buried under ground or covered by finished basement surfaces. The areas of the basement walls covered by finished surfaces, the owner's possessions, mechanical equipment or located in inaccessible areas were not inspected.

**AREA INSPECTED:** basement under the entire footprint of house except obstructed areas

**FOUNDATION MATERIAL:** poured concrete

**FOUNDATION CONDITION:** functional

#### INSPECTOR'S NOTE:

- Painted, plastered, parged or paneled basement walls can hide recently patched cracks or stains from water leaks.
- Minor cracks in the foundation walls typical of a building of this age and construction type have been noted. There is no indication that these cracks are recent or have resulted in displacement of the supported structure.

- There are no obvious signs of water leaks through the foundation walls or any indication of recent flooding in the basement.
- There are several professionally repaired cracks in good condition in the foundation wall.

### CHIMNEY, BASEMENT

*The base of the chimney is where the heating system and water heater connect to the flue and a clean-out door is often located. Below the basement floor the chimney rests on a footing similar to the foundation walls. The areas of the chimney covered by finished surfaces, the owner's possessions, mechanical equipment or located in inaccessible areas were not inspected.*

**MATERIAL:** poured concrete

**EXISTING OPENINGS FOR VENT CONNECTIONS:** tight fitting vent connector pipe

**CLEAN-OUT DOOR:** gas appliance flue

**CHIMNEY CONDITION, BASEMENT:** good

### BASEMENT FLOOR

*Any type of floor covering limits the visual inspection of the basement floor.*

**MATERIAL:** poured concrete

**FLOOR COVERING:** paint

**CONDITION OF BASEMENT CONCRETE FLOOR:** functional

#### INSPECTOR'S NOTE:

- Any type of floor covering limits a visual inspection of the concrete surface; however, there are no obvious signs of deflection or large cracks in the concrete basement floor.
- There are minor cracks in the basement floor which are common and not an indication of a structural issue.

### ANCHORED SILL

*The anchored sill is the framing member bolted to the top of the foundation wall that supports the floor joists and the exterior walls of the house.*

**MATERIAL:** lumber

**ANCHOR BOLT CONDITION:** undetermined

**ANCHOR SILL CONDITION:** functional

#### INSPECTOR'S NOTE:

- The insulation at the "Rim Joist" [between the floor joists at the top of the foundation wall] prevents a complete inspection of the anchored sill and anchor bolts.

### FLOOR FRAMING, GROUND FLOOR

*The floor framing system consists of the floor joists and sub-floor. This framework supports the main floor and all of the interior partitions. The floor framing was inspected from the basement and/or crawl space. Any finished basement ceiling restricts a complete inspection of the floor framing.*

**JOIST MATERIAL:** lumber

**JOIST SIZE:** 2" X 10"

**JOIST SPACING:** functional

**SUB-FLOOR MATERIAL:** solid lumber

**FLOOR FRAMING CONDITION:** functional

#### INSPECTOR'S NOTE:

- Minor floor sagging or undulations are common in older homes and usually are not an indication of structural problems.

### WALL FRAMING

The wall framing forms the skeleton of the walls of the building. In addition to surrounding the living space the wall framing may support the weight of the roof. The finished wall surfaces prevent direct/ complete inspection of the underlying wall framing.

### CEILING / FLOOR FRAMING, BETWEEN THE GROUND FLOOR AND FIRST FLOOR

The ceiling / floor framing separates the ground and first floors of the residence. In addition to supporting the ground floor ceiling surface it also supports the floor above. These finished surfaces prevent direct inspection of the underlying ceiling / floor framing.

### CEILING / FLOOR FRAMING, BETWEEN THE FIRST AND SECOND FLOOR

The ceiling / floor framing separates the first and second floors of the residence. In addition to supporting the first floor ceiling surface it also supports the floor above. These finished surfaces prevent direct inspection of the underlying ceiling / floor framing.

### CEILING FRAMING, BETWEEN THE LIVING SPACE AND ATTIC

The ceiling framing [joists] separates the living space from the attic. The ceiling framing supports attic insulation as well as the ceiling surface below. Ceiling framing that runs without interruption from outside wall to outside wall also forms the base of a strong triangle with the roof, keeping the roof from sagging and the outside walls from spreading. The ceiling framing was inspected from the attic scuttle hole.

**JOIST MATERIAL:** lumber

**JOIST SIZE:** undetermined

**CEILING FRAMING CONDITION:** functional

### ROOF FRAMING

The roof framing consists of the rafters, collar ties, ridge beam and roof sheathing. This system supports the weight of the roof surface as well as any accumulated snow. The drawing shows the location of rafters, collar ties, the ridge beam and roof sheathing. The roof framing was inspected from the attic scuttle hole.

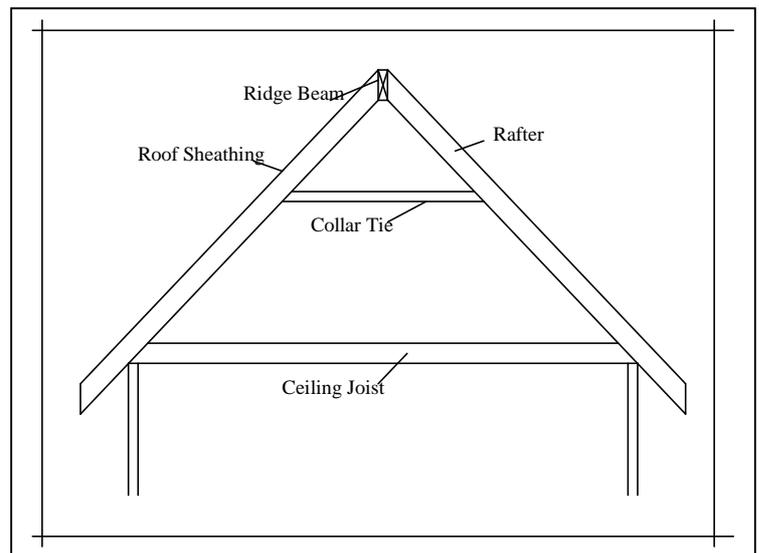
**RAFTER MATERIAL:** lumber

**ROOF SHEATHING MATERIAL:** solid lumber

**RAFTER SIZE:** 2" X 6"

**COLLAR TIES:** functional

**ROOF FRAMING CONDITION:** functional, except for the condition recommended for correction below



#### **INSPECTOR'S NOTE:**

- There is a mold like substance on the roof sheathing material in the attic that may be toxic to some individuals. The moisture content of several areas were tested [with the **Protimeter Surveymaster SM** moisture detector] and found to be dry at this time. It is recommended that this condition be evaluated by a remediation specialist because the cause of the moisture causing this condition could not be determined and there is a possibility that the substance may become active in certain humid conditions. This condition has been discussed with the client. The attached photographs show this condition.



**ROOF SHEATHING CONDITION**

### STAIRS, BASEMENT

**EQUAL TREAD DEPTH AND RISER HEIGHT:** yes  
**LANDING SIZE:** good  
**HAND RAIL:** none  
**LIGHTING:** functional  
**APPLIANCE CLEARANCES:** functional  
**HEAD ROOM:** good

### STAIRS, GROUND FLOOR

**EQUAL TREAD DEPTH AND RISER HEIGHT:** yes  
**LANDING SIZE:** good  
**HAND RAIL:** good  
**LIGHTING:** good  
**APPLIANCE CLEARANCES:** good  
**HEAD ROOM:** good

### STAIRS, FIRST TO SECOND FLOOR

**EQUAL RISER HEIGHTS AND TREAD DEPTHS:** yes  
**LANDING SIZE:** good  
**HAND RAIL:** good  
**LIGHTING:** good  
**FURNITURE CLEARANCES:** good

### WALL INSULATION

*The finished wall surfaces prevent direct inspection of sidewall insulation or vapor barriers. In most older residences attic insulation and tight fitting windows and doors are a greater factor in heat loss than sidewall insulation.*

### ATTIC INSULATION AND VENTILATION

*The amount and effectiveness of attic insulation has a great deal to do with the cost of heating and cooling your home. Good attic ventilation can extend the useful life of the roof surface as well as contributing to summer cooling.*

*The insulation was inspected from the attic scuttle hole.*

**INSULATION MATERIAL:** loose fill glass fiber  
**INSULATION DEPTH:** 12 inches or more  
**ESTIMATED "R" VALUE:** R- 36  
**TYPE OF ATTIC VENTS:** aluminum "static" roof vents  
**SOFFIT VENTING TO THE ATTIC:** integral with aluminum soffit material  
**FREE AIR MOVEMENT ABOVE THE INSULATION:** functional

#### INSPECTOR'S NOTE:

- The "R" value is a measure of resistance to heat flow. The higher the R- value the greater the insulating power. As a point of reference, standards for new construction require a minimum of R- 49 for attic insulation.

**- End of Section -**

## Utilities

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### ELECTRICAL TERMS

**AFCI circuit breaker-** AFCI [arc fault circuit interrupt] outlets and breakers look like GFCI outlets and breakers, but protect against the hazards of arc faults- current jumping from one conductor to another- which can easily cause a fire. Arc faults often originate in the branch circuit wiring or connected appliances, including frayed extension cords. An AFCI circuit breaker contains solid state circuitry that will recognize an electrical arc, immediately opening the circuit and quickly stopping the flow of electricity.

**Amp or ampere-** The unit of measure of the current or "flow" of electricity through a circuit.

**Bonding or bonding connection-** The permanent electrical *connection* between conductive pieces of equipment to ensure electrical *continuity* and the capacity to safely conduct any ground fault current.

**Branch circuit-** A loop of wire that begins and ends at a service panel and carries electricity to lights, outlets or appliances.

**Circuit breaker/ fuse-** A safety device (also known as an over current protection device) designed to interrupt the flow of electricity if the electrical demand exceeds the capacity of a circuit to carry it. Overloaded circuits generate heat that can result in fires.

**Conduit-** The metal pipe that encloses electrical wiring.

**Fault or electrical fault-** The electrical energy travelling (current) on an unintended path.

**Feeder-** A conductor supplying power to a distribution panel.

**Gauge-** The unit of measure for the diameter of wire.

**GFCI outlet/ circuit breaker-** GFCI [ground fault circuit interrupt] outlets or breakers are highly recommended in any damp or wet location, and are different from conventional receptacles. These safety devices limit the duration of electrical shocks and provide a degree of protection against electric shock hazards. In the event of a ground fault, a condition where electricity passes through a person's body instead of following its usual safe path, a GFCI will sense a current imbalance and trip much faster than a conventional circuit breaker, quickly stopping the flow of electricity. A GFCI receptacle *alone* does *not* protect against circuit overloads, short circuits or shocks.

**Junction box-** A metal box that contains spliced or connected wires.

**Ground-** The earth.

**Ground fault-** Instead of following its normal safe path, electricity passes through a person's body or grounding conductor to reach the ground. For example, a defective appliance can cause a ground fault.

**Grounded conductor-** A system or circuit conductor that is intentionally grounded. Also known as the "neutral" conductor.

**Grounding-** A path for unwanted electricity (fault current) to travel from the metal parts [cabinet, etc.] of a malfunctioning appliance to the ground (earth) outside the building where it can safely dissipate. Grounding can help prevent electric shock or electrocution.

**Grounding conductor-** A conductor used to connect equipment or the grounded conductors of a wiring system to a grounding electrode or electrodes.

**Grounding electrode-** Metal placed in the ground to connect the electrical system to earth. In most residential systems a driven rod approximately 8' deep or connection to water supply pipe.

**Grounding electrode conductor-** The conductor(s) that connect the service equipment to the grounding electrode.

**Outlet-** light or electrical receptacle.

**Ungrounded conductor-** A current carrying conductor usually referred to as the "hot" conductor.

**Volt or voltage-** The unit of measure of the potential electrical energy available.

**AFCI circuit breaker-** AFCI [arc fault circuit interrupt] outlets and breakers look like GFCI outlets and breakers, but protect against the hazards of arc faults- current jumping from one conductor to another- which can easily cause a fire. Arc faults often originate in the branch circuit wiring or connected appliances, including frayed extension cords. An AFCI circuit breaker contains solid state circuitry that will recognize an electrical arc, immediately opening the circuit and quickly stopping the flow of electricity.

### ELECTRICAL SERVICE ENTRANCE

*This is the system that brings electricity from the utility pole through the electric meter to the main distribution panel in the residence.*

**AGE:** undetermined

**SERVICE ENTERS THE PROPERTY:** overhead

**CONDITION OF WIRE INSULATION:** good

**CLEARANCE TO WIRES:** rubbing on tree branches

**CONDITION OF THE CONDUIT, MAST, WEATHERHEAD, DRIP- LOOP AND CABLE ATTACHMENT:** good

**METER LOCATION:** east exterior wall

**CONDITION OF THE ELECTRICAL SERVICE ENTRANCE:** good

#### INSPECTOR'S NOTE:

- Tree branches are rubbing against the overhead electrical wires. Professional pruning by an Illinois Certified Arborist is recommended and one can be found at the following internet website: <http://www.illinoisarborist.org/>

### ELECTRICAL DISTRIBUTION PANEL

*The electrical distribution panel receives electricity from the utility company via the service entrance, divides it into multiple loops or circuits and contains the safety devices [fuses or circuit breakers] that protect the residence and its occupants from electrical overload. Conditions in an electrical system that are potentially dangerous to a residence and its occupants can go undetected for years or even decades. Even poor wiring systems will often function without obvious symptoms until damage, age or overload occurs. The safety function of the fuses, circuit breakers, grounding connections and proper design are not likely to be noticed by the homeowner in normal day to day electrical use.*

**AGE:** newer replacement

**MANUFACTURER:** *Siemens*™

**PANEL LOCATION:** basement

**SERVICE ENTRY WIRE TYPE:** copper

**PANEL RATING IN AMPERES:** 125 amps

**SERVICE CAPACITY:** 100 amps, 120/ 240 volts

**FUSES OR CIRCUIT BREAKERS:** circuit breakers

**SPACE FOR ADDITIONAL CIRCUITS:** yes

**VISIBLE GROUND CONNECTION IDENTIFIED:** connection to water pipe

**BONDING CONNECTION FROM PANEL CABINET TO NEUTRAL BUS BAR:** yes, correct

**DISTRIBUTION PANEL CONDITION:** good, except for the condition recommended for correction below

#### INSPECTOR'S NOTE:

- The cable that completes the electrical "grounding" connection around the water meter on the water supply pipe is not installed. This *can* be a dangerous condition. The prompt correction and documentation of the correction by a qualified professional electrician is recommended to insure safe operation.
- The electrical distribution panel has a "tandem" type circuit breaker installed. This type of circuit breaker is not permitted in this panel by the manufacturer. This condition could make an improper physical connection in the panel which can create a fire hazard and can damage the bus bar, which cannot be repaired. Replacement of the panel would be necessary. The prompt correction and documentation of the correction by a qualified professional electrician is recommended to insure safe operation. This condition has been discussed with the client.
- Product defects, recalls and removal of circuit breakers to examine electrical contacts are beyond the scope of a non-invasive home inspection.
- Removal of circuit breakers to determine the physical condition of a bus bar within a panel board is beyond the scope of a non- invasive home inspection.
- Tripping and resetting of circuit breakers, except GFCI and AFCI type, is beyond the scope of a non- invasive home inspection.
- A combination of three items determined service capacity: the size of the service entrance conductors, the manufacturer's rating of the service panel, the size of the main service disconnect.
- The client has been shown the location of the main electrical service disconnect.
- It is important to keep a three-foot area in front of the electrical distribution panel clear.
- The attached photograph shows the condition of the electrical distribution panel.



#### ELECTRICAL DISTRIBUTION PANEL CONDITION

#### ELECTRICAL DISTRIBUTION SUB-PANEL

AGE: undetermined

MANUFACTURER: *Eaton Cutler-Hammer*™

PANEL LOCATION: basement

PANEL RATING IN AMPERES: 125 amps

SERVICE CAPACITY: 50 amps, 120/ 240 volts

FUSES OR CIRCUIT BREAKERS: circuit breakers

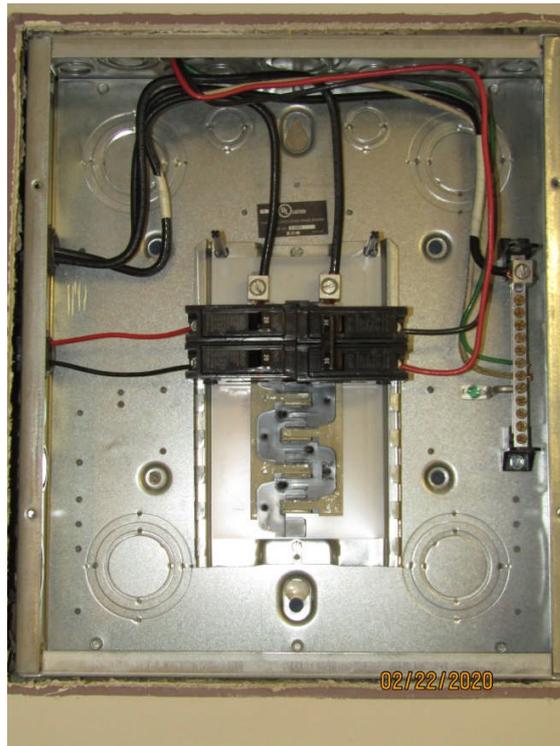
SPACE FOR ADDITIONAL CIRCUITS: yes

BONDING CONNECTION FROM PANEL CABINET TO NEUTRAL BUS BAR: yes, incorrect

SUB-PANEL CONDITION: good, except for the condition recommended for correction below

#### INSPECTOR'S NOTE:

- The electrical distribution sub- panel has a “bonding” connection from the neutral bus bar to the panel cabinet. This *can* be a dangerous condition. Generally, the grounded conductor (neutral) is permitted to be bonded to the grounding conductor only at the main service disconnect, typically located 5- 10 feet from the point of entrance to the building. The prompt correction and documentation of the correction by a qualified, professional electrician is recommended to insure safe operation.
- The attached photograph shows the condition of the electrical distribution sub- panel.



### ELECTRICAL DISTRIBUTION SUB- PANEL CONDITION

#### BRANCH CIRCUITS

*These are the loops of wire that carry electricity through the residence to lights, electrical outlets and appliances. The loop begins at the circuit breaker on a colored wire and returns to the neutral bus bar on a white wire, thus completing a "circuit". Three wire outlets are tested for correct connections with an **Ideal Sure Test 61-165** circuit analyzer. The functionality of any **ground fault circuit interrupt** outlet (those with an independent circuit breaker) is tested with an **Ideal Sure Test 61-165** circuit analyzer. **Arc fault circuit interrupt** outlets (those with solid state circuitry designed to detect arcing or sparking between conductors) are not tested for functionality because testing the outlet does not verify its functionality. The only true test of an AFCI circuit breaker is pressing the "test" button on the circuit breaker itself. **Arc-Fault Circuit Interrupt [AFCI] circuit breakers are not tested in an occupied home.** Older, two wire outlets are not tested for correct connections. Most house wiring is behind finished surfaces, underground or otherwise out of view and has not been directly inspected.*

**WIRING TYPE:** insulated wires in rigid metal conduit, armored cable, non-metallic sheathed cable [considered non-professionally installed]

**OUTLETS TESTED FOR CORRECT CONNECTIONS:** representative sample

**SWITCHES AND LIGHTS TESTED:** representative sample

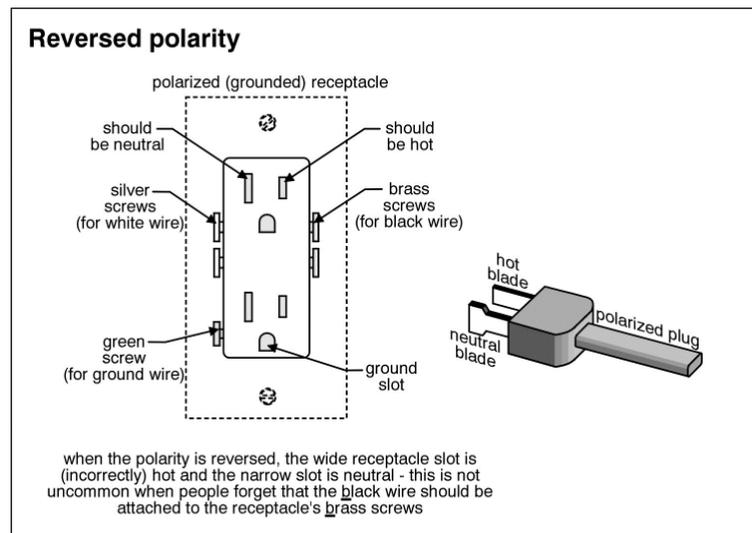
**GFCI [ground fault circuit interrupt] OUTLET LOCATIONS:** bathrooms, garage, whirlpool tub

**AFCI [arc fault circuit interrupt] OUTLET LOCATIONS:** none

#### INSPECTOR'S NOTE:

- Ground fault circuit interrupt [GFCI] outlets are recommended for any electrical outlets located near water and protect against the hazards of electric shock. These locations include but are not limited to: kitchens, bathrooms, laundry areas, near sump pumps, garages, and the building exterior.
- While GFCI outlets provide an effective means for protecting against electric shock, Underwriters Laboratories (UL) recommends that they be tested regularly to verify they are operating properly. Use the self-test feature that is built into these devices by following the procedure at this internet website: <http://www.ul.com/newsroom/newsrel/nr113007.html>
- Arc-Fault Circuit Interrupters [AFCI] are recommended for bedroom circuits beginning in 2002 and protect against the hazards of arc faults and electrical fires.

- Some non-professional wiring is noted near the deck. This condition has been discussed with the client.
- Exposed incandescent [bare bulb] light fixtures in storage closets and laundry areas could be a fire hazard. It is recommended that this condition be promptly corrected.
- Exposed Compact Fluorescent Lights [CFLs] in storage closets and utility areas present a unique health hazard if they are broken. These bulbs contain mercury, a known health hazard. Evacuation of the building is necessary if one of these lights break. For more information of proper handling and disposal of CFLs, please visit the following internet website: <http://www.lamprecycle.org>
- Low voltage lighting has not been tested or inspected.
- Any telephone, TV and computer wiring and connections have not been tested or inspected.
- The electrical outlet near the laundry sink is not GFCI protected. It is recommended that this condition be corrected by a qualified, professional electrician to insure safe operation.
- The electrical outlets near the kitchen sink are not GFCI protected. It is recommended that this condition be corrected by a qualified, professional electrician to insure safe operation.
- A missing electrical outlet cover plate has been noted in the garage. All electrical boxes are to have secure covers. This is a potentially dangerous condition and prompt correction is recommended.
- A representative number of electrical outlets have been checked for correct wiring with the **Ideal Sure Test #61-165 circuit analyzer**. Many electrical outlets in this house have been wired incorrectly by reversing the "hot" and "neutral" wire connections, including the garage door opener. This condition can cause some electrical appliances to malfunction or compromise their safety. It is recommended that the connections on all electrical outlets be checked and corrected as needed.



- There is exposed wiring in the basement that may become live under certain conditions. The purpose of this wiring could not be determined. Exposed high voltage wiring **can** be a dangerous condition. It is recommended that this condition be evaluated and corrected by a qualified electrical contractor to insure safe operation. The attached photograph shows this condition.



**BRANCH WIRING CONDITION**

### POTABLE WATER PIPING

*This system distributes clean water [both hot and cold] to the various plumbing fixtures throughout the residence.*

*Sections of pipe that are behind finished surfaces, underground or otherwise out of view have not been inspected.*

**LOCATION OF ENTRANCE FROM THE STREET, WATER METER AND MAIN SHUT-OFF VALVE:** south wall of the basement

**TYPE OF PIPE ENTERING THE RESIDENCE:** copper

**TYPE OF PIPE WITHIN THE RESIDENCE:** copper

**PIPE SUPPORTS:** functional

**AGE:** original

**WATER PRESSURE AND VOLUME:** good

**OUTSIDE HOSE SPIGOTS [frost free type]:** functional

**WATER PIPING CONDITION:** good

#### **INSPECTOR'S NOTE:**

- There is no "anti-tamper" wire installed on this water meter.
- There are no signs of active water pipe leaks.

### WASTE WATER PIPING [DRAIN, WASTE AND VENT]

*This system carries waste water from the various plumbing fixtures and floor drains out of the building to the municipal sewer pipes under the street. Sections of pipe that are behind finished surfaces, underground or otherwise out of view have not been inspected.*

**TYPE OF PIPE IN THE RESIDENCE:** copper and plastic

**PIPE SUPPORTS:** functional

**AGE:** original copper with newer plastic

**LOCATION OF MAIN WASTE STACK CLEAN-OUT:** undetermined

**WASTE WATER PIPE CONDITION:** good

#### **INSPECTOR'S NOTE:**

- There are no signs of active waste pipe leaks.

### PLUMBING FIXTURES AND FAUCETS

AGE: undetermined

SHUT-OFF VALVES AT EACH FIXTURE: yes

SERVICE ACCESS TO ALL BATHTUB AND SHOWER PLUMBING: no

POSSIBLE CROSS CONNECTION BETWEEN POTABLE WATER AND WASTE WATER SYSTEMS: no

CONDITION OF PLUMBING FIXTURES AND FAUCETS: good

INSPECTOR'S NOTE:

- There are no signs of active fixture leaks.

### NATURAL GAS PIPING

*Sections of pipe that are behind finished surfaces, underground or otherwise out of view have not been inspected.*

LOCATION OF GAS METER AND MAIN SHUT-OFF VALVE: east exterior wall

SHUT-OFF VALVES AT EACH APPLIANCE: yes

PIPE SUPPORTS: functional

GAS PIPE CONDITION: good

INSPECTOR'S NOTE:

- The exposed natural gas piping has been checked for leaks with the **Bacharach Leakator 10™** combustible gas detector. No active gas leaks were found.

**- End of Section -**

## Utility Appliances

### UTILITY APPLIANCE TERMS

- back flow preventer** - A valve that permits water to flow in only one direction. Back flow preventers are installed on boilers to prevent boiler water from contaminating potable water while permitting a direct connection between the two systems.
- BTU - British Thermal Unit** - The unit of measure for the heating capacity of utility appliances.
- carbon monoxide** - An odorless and colorless toxic gas. Carbon monoxide is a product of combustion.
- expansion tank** - A small tank installed in a hot water heating system to permit the natural expansion of water when it is heated while controlling excessive pressure in the system.
- heat exchanger** - The metal envelope inside a furnace that separates the toxic combustion gases from the air we breathe.
- isolation fittings** - Pipe couplings with a plastic sleeve designed to prevent electrolytic corrosion caused by the connection of dissimilar metals.
- plenum** - The portion of the warm air duct system just above the furnace.
- temperature/ pressure relief valve** - A safety valve designed to open when temperature controls have failed and before water turns to high pressure steam.
- vent connector**- The pipe that carries toxic combustion gases from the appliance to the chimney or directly outside of the building.

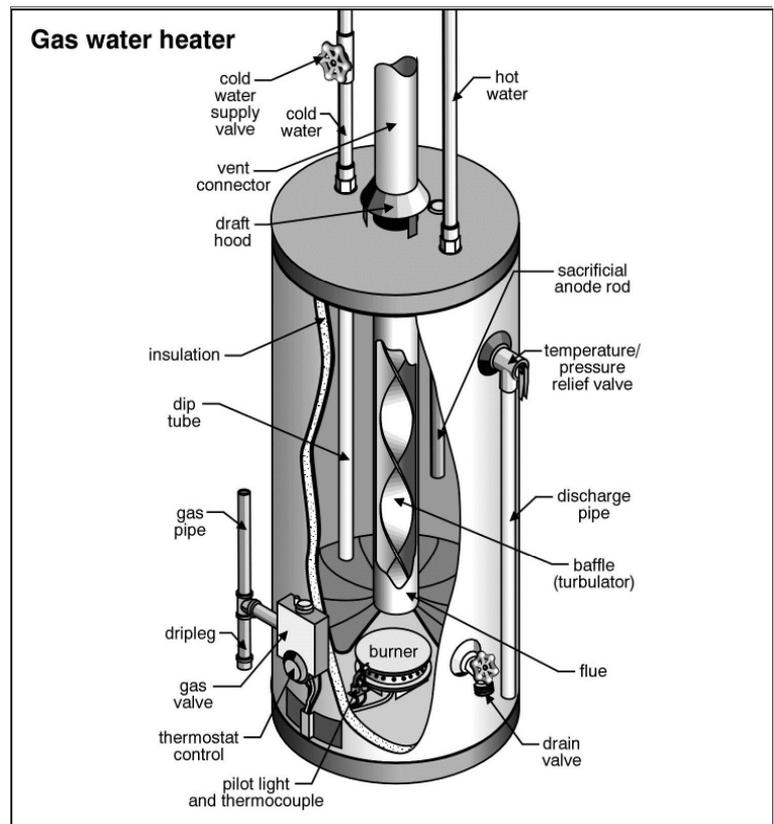
### WATER HEATER

*This appliance heats the water that flows from the hot water faucets.*

**LOCATION OF WATER HEATER:** basement  
**BRAND:** Rheem™  
**HEAT SOURCE:** natural gas  
**CAPACITY:** 50 gallon  
**YEAR OF INSTALLATION:** 2017  
**APPROXIMATE WATER TEMPERATURE:** undetermined  
**ANY ACTIVE LEAKS NOTED:** no  
**ISOLATION FITTINGS BETWEEN DISSIMILAR PIPE METALS:** yes  
**TEMPERATURE/PRESSURE SAFETY VALVE INSTALLATION:** meets current safety standards  
**VENT CONNECTOR INSTALLATION:** good  
**VENT CONNECTOR PIPE CONDITION:** good  
**CLEARANCE FROM COMBUSTIBLE SURFACES:** good  
**WATER HEATER CONDITION:** good

#### INSPECTOR'S NOTE:

- Water heaters rely on two factors to prevent carbon monoxide from entering the living space: (1) The physical barrier of the vent pipe/ chimney system and (2) a clean burning gas flame. If either factor is compromised a potentially dangerous condition exists.



- The water heater combustion gases were tested for carbon monoxide with the **Bacharach Monoxer Plus** carbon monoxide analyzer [calibrated 8 January, 2019]. The carbon monoxide level of the water heater combustion gases was found to be less than 100 parts per million. Carbon monoxide levels over 100 parts per million in combustion gases are an indication of incomplete combustion and represent a potentially dangerous condition.
- The useful life of this type of water heater is typically from ten to fifteen years.
- The client has been shown how to adjust the water temperature on the water heater control.
- The Consumer Products Safety Commission recommends temperatures not higher than 130°. Setting the thermostat higher than the recommended 130° setting will increase the risk of scald injury.
- The replacement cost of a water heater can be \$1000 to \$1600 installed. The purchase price of a new water heater can be under \$500 at a home center and installation is within the capability of many homeowners.
- Please refer to the attached drawing of a correct water heater installation.

## HEATING SYSTEM

*The heating system inspection includes the furnace, furnace vent, visible ducts and grills.*

**LOCATION OF FURNACE:** basement

**BRAND:** *American Standard*™

**HEAT SOURCE:** natural gas

**EFFICIENCY:** high efficiency

**B. T. U./HR OUTPUT:** unavailable

**B. T. U./HR INPUT:** 100,000

**ESTIMATED YEAR OF INSTALLATION:** 2011

**LOCAL SHUT-OFF SWITCH:** yes, functional

**BLOWER COMPARTMENT SAFETY SWITCH:** yes, functional

**AREA OF HEAT EXCHANGER INSPECTED:** 0%.

The heat exchanger was not inspected. Access to the heat exchanger for inspection on high-efficiency furnaces requires disassembly of the unit. It is recommended that this be done by a qualified HVAC technician.

**PLENUM [WARM AIR DUCTS] CHECKED FOR CARBON MONOXIDE:** yes

**FAN NOISE / VIBRATION LEVEL:** functional

**FILTER TYPE:** high efficiency

**FILTER ACCESS:** yes

**VENT CONNECTOR INSTALLATION:** good

**VENT CONNECTOR PIPE CONDITION:** good

**COMBUSTION AIR SUPPLY:** good

**CLEARANCE FROM COMBUSTIBLE SURFACES:** good

**DUCTS VISIBLE IN:** basement

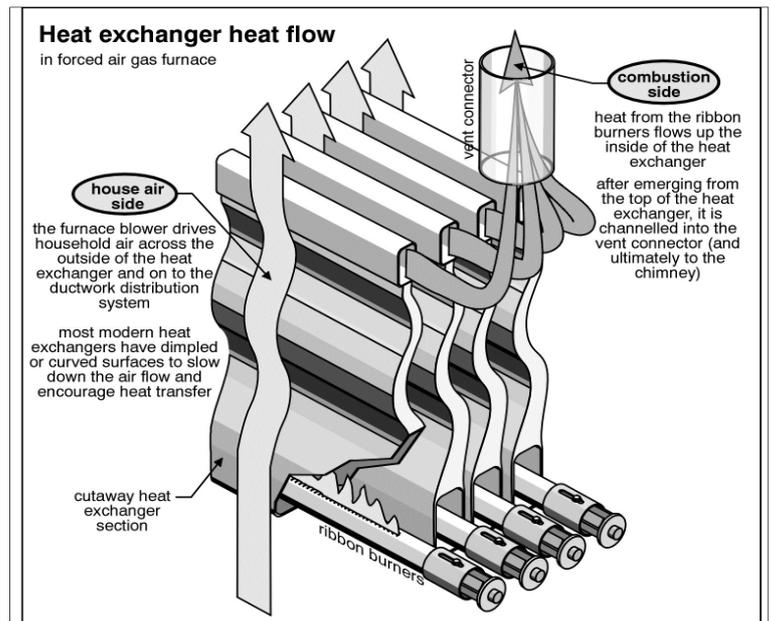
**COOL AIR RETURNS TO THE FURNACE FROM:** common areas and individual rooms

**THERMOSTAT:** programmable

**HEATING SYSTEM CONDITION:** good

### INSPECTOR'S NOTE:

- Forced air furnaces rely on two factors to prevent carbon monoxide from entering the living space: (1) The physical barrier of the heat exchanger/ vent system and (2) a clean burning gas flame. If either factor is compromised a potentially dangerous condition exists.
- The heat exchanger is the furnace component that keeps the toxic combustion gases separated from the air that you breathe. We make every effort to visually inspect the interior of the heat exchanger but a complete inspection is simply not possible without disassembly of the furnace. A high percentage of older furnaces have cracks or deterioration in the heat exchanger that may not be visible during a non-invasive inspection. This makes the use of carbon monoxide detectors and annual servicing of the furnace a must.



- The plenum [warm air duct] was tested for carbon monoxide with the **Bacharach Monoxer Plus** carbon monoxide analyzer [calibrated 8 January, 2019]. The carbon monoxide level was found to be near zero parts per million.
- The useful life of this type of furnace is typically from twenty to twenty-five years.
- It is recommended that furnaces be inspected and serviced by a competent heating contractor at the start of each heating season.
- The client has been shown how to change furnace filters.

## HUMIDIFIER

*The humidifier adds moisture to the dry, heated air during the winter to improve personal comfort and reduce static electricity.*

**LOCATION:** directly above furnace

**BRAND:** AprilAire™

**ACTIVE LEAKS:** none

**OVERFLOW DRAIN:** functional, drains to a floor drain

**WATER CONNECTION:** functional

**HUMIDIFIER CONDITION:** functional

**INSPECTOR'S NOTE:**

- It is important that humidifiers be cleaned and serviced on a regular basis to limit the spread of disease.

## CENTRAL AIR CONDITIONING

*Air conditioning systems cool and remove humidity from hot, moist summer air. Central air conditioning consists of an outside compressor/ condenser unit, an evaporator coil installed in the heating system ducts and connecting pipes. The furnace fan or an air handler is utilized to circulate the cooled air through the house.*

**BRAND:** Trane™

**ESTIMATED YEAR OF INSTALLATION:** 1999

**LOCAL DISCONNECT SWITCH:** yes

**MAXIMUM CIRCUIT BREAKER SIZE**

**PERMITTED BY MANUFACTURER:** 40 amps

**CIRCUIT BREAKER SIZE IN USE:** 50 amps

**MINIMUM WIRE CAPACITY**

**PERMITTED BY MANUFACTURER:** 30 amps

**WIRE CAPACITY IN USE:** 30 amps

**COMPRESSOR/ CONDENSER LOCATION:** east side of house

**EVAPORATOR COIL LOCATION:** above furnace

**COMPRESSOR/ CONDENSER BASE:** functional

**BASE STABILITY:** functional

**OUTSIDE FAN NOISE LEVEL:** undetermined

**OUTSIDE AIR CIRCULATION:** functional

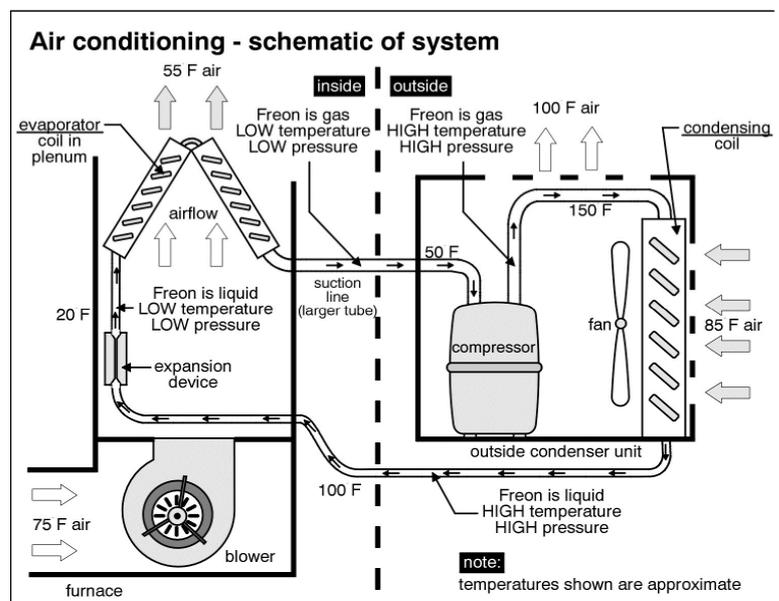
**GAS LINE INSULATION:** functional

**CONDENSATE DRAIN:** drains to sump basin

**TEMPERATURE DIFFERENTIAL (DIFFERENCE BETWEEN SUPPLY AND RETURN AIR TEMPERATURE):** undetermined [between 14 degrees and 22 degrees is recommended]

**LOCATION OF WARM AIR RETURN GRILLS:** common areas and individual rooms

**CENTRAL AIR CONDITIONING CONDITION:** undetermined



**INSPECTOR'S NOTE:**

- Testing central air conditioning in temperatures below 65° can result in damage to the system. Since this system could not be tested as part of this home inspection it is recommended that the client have a rider attached to the purchase contract extending the inspection contingency for the central air conditioning system until the outside air temperature reaches 65° and the system can be safely tested.
- The maximum circuit breaker size permitted by the manufacturer for the air conditioning system is 40 amps but the circuit breaker capacity in use is 50 amps. It is recommended that this condition be promptly corrected.
- The useful life of a central air conditioning system is typically from 10 to 15 years but unlike a furnace or hot water heater it is more common to replace individual components in an air conditioning system rather than the entire system.
- A normal operating temperature differential (difference between supply and return air temperature) is from 14° to 22°.
- A temperature differential of more than 22° is an indication of restricted air flow. This could be caused by a dirty air filter, improperly sized ducts or a slow or undersized furnace fan. It is recommended that the air filter be replaced and the temperature rechecked before calling in a service technician.
- A temperature differential of less than 14° may be caused by refrigerant loss, a dirty coil, a laboring compressor, an oversized fan or an inadequate return air system. Only an experienced HVAC contractor can make an accurate diagnosis and suggest a correction.
- The attached photograph shows the location of the air conditioning compressor/ condenser unit.

**OUTSIDE COMPRESSOR/ CONDENSER LOCATION****ATTIC FAN****ESTIMATED AGE:** undetermined**NOISE LEVEL:** undetermined**CONTROLS:** thermostatically controlled, not tested**INSTALLATION:** functional**ATTIC FAN CONDITION:** undetermined**INSPECTOR'S NOTE:**

- Cool attic temperatures keep the thermostatic controls from turning the fan "on". The attic fan was not tested.

## LAUNDRY FACILITIES

**WATER:** hot and cold valved hose connections

**LAUNDRY SINK:** single bowl, plastic

**ELECTRICAL CONNECTION:** grounded receptacles, 120 volt

**NATURAL GAS CONNECTION [for dryer]:** yes

**DRYER VENT TO EXTERIOR:** yes, permanent, "through the wall" installation using plastic/ wire vent pipe

**WASTE WATER FROM THE WASHER DRAINS:** to laundry sink

**FLOOR DRAIN IN THE AREA:** none

**OVERFLOW PAN UNDER THE WASHER:** none

**CONDITION OF THE LAUNDRY CONNECTIONS:** functional, except for the condition recommended for correction below

### INSPECTOR'S NOTE:

- The necessary connections are in place to accommodate a conventional washing machine and gas dryer.
- Both the existing clothes washer and dryer of unknown age were tested and operate using normal controls.
- Plastic/ wire clothes dryer duct is *not* recommended. Metal duct with a smooth inside surface is preferred for long term, safe operation. It is recommended that this condition be corrected.
- Grounded outlets are important for safe operation of the washing machine and dryer.
- An overflow pan and floor drain are recommended for laundry installations in or above an area with finished surfaces.
- You are at higher risk of having a clothes dryer fire if you don't clean your lint filter and dryer vents. Follow these simple safety tips to prevent a clothes dryer fire in your home: Have your dryer installed and serviced by a professional. Do not use the dryer without a lint filter. Clean the lint filter before and after each cycle. Do not forget to clean the back of the dryer where lint can build up. Check the venting system behind the dryer to make sure that it is not damaged, crushed or restricted. Make sure that the outdoor vent covering opens when the dryer is operating.
- For more information and free fire-safety resources, visit [www.usfa.fema.gov](http://www.usfa.fema.gov)
- 2,900 home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and \$35 million in property loss.
- Failure to clean the dryer (34 percent) is the leading cause of home clothes dryer fires.
- More home clothes dryer fires occur in the fall and winter months, peaking in January.
- To learn more about the causes and incidence of home clothes dryer fires, download the free report: [Clothes Dryer Fires in Residential Buildings 2008-2010](#)

## WHIRLPOOL SPA

**BRAND:** *Jacuzzi*™

**ACCESS TO MECHANICAL SYSTEMS:** yes

**LOCATION OF ON/OFF CONTROLS:** on the wall, away from the tub

**PUMP MOTOR GFCI PROTECTED:** yes

**CONDITION OF THE WHIRLPOOL SPA:** non- functional

### INSPECTOR'S NOTE:

- The whirlpool spa was non- functional at the time of inspection. It is recommended that this condition be corrected by repair. This condition has been discussed with the client.

**SUMP AND SUMP PUMP**

*This basin, below the basement floor, collects storm water and ground water from around the foundation and under the basement floor. The pump ejects the water up and out to the municipal storm sewer system under the street or to the lawn outside.*

**AGE:** undetermined  
**ACTIVE LEAKS:** none  
**SECURE COVER:** none  
**DISCHARGES TO:** beneath the surface, outside  
**ELECTRICAL CONNECTION:** conventional outlet  
**FLOAT SWITCH:** tested and functional  
**FLOAT SWITCH:** sump dry, pump not tested  
**BACK FLOW PREVENTER INSTALLED:** yes  
**SUMP REFILL PERIOD DURING INSPECTION:** yes  
**SUMP PUMP CONDITION:** functional  
**BATTERY POWERED BACK-UP PUMP INSTALLED:** yes  
**FLOAT SWITCH, BACK-UP PUMP:** functional  
**BACK-UP PUMP CONDITION:** functional

**AGE:** undetermined  
**ACTIVE LEAKS:** none  
**SECURE COVER:** none  
**DISCHARGES TO:** beneath the surface, outside  
**ELECTRICAL CONNECTION:** conventional outlet  
**FLOAT SWITCH:** tested and functional  
**BACK FLOW PREVENTER INSTALLED:** yes  
**SUMP REFILL PERIOD DURING INSPECTION:** no  
**SUMP PUMP CONDITION:** functional

**SMOKE DETECTORS**

*Smoke detectors are highly recommended in all residences. Smoke detectors should be installed within 15 feet of every room used for sleeping purposes and in accordance with the Illinois Smoke Detector Act. The smoke detector alarms have not been tested during this inspection because pressing the "test" button does not insure the smoke sensing capability of the device.*

**LOCATIONS:** ground floor  
**POWER SOURCE:** battery operated  
**TYPE:** photoelectric  
**HORN TESTED [test button depressed]:** no

**LOCATIONS:** second floor  
**POWER SOURCE:** battery operated  
**TYPE:** undetermined  
**HORN TESTED [test button depressed]:** no

**INSPECTOR'S NOTE:**

- The smoke detectors were not tested.
- It is recommended that all but the newest smoke detectors be replaced when moving in. Smoke detectors deteriorate after several years.
- The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection.

- **Ionization** smoke alarms are generally more responsive to flaming fires. **Photoelectric** smoke alarms are generally more responsive to fires that begin with a long period of smoldering (called “smoldering fires”). For each type of smoke alarm, the advantage it provides may be critical to life safety in some fire situations. Fatal home fires, day or night, include a large number of smoldering fires and a large number of flaming fires. You cannot predict the type of fire you may have in your home or when it will occur. Any smoke alarm technology, to be acceptable, must perform acceptably for both types of fires in order to provide early warning of fire at all times of the day or night and whether you are asleep or awake.
- For best protection, it is recommended both (ionization and photoelectric) technologies be used in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.
- More information on the different types of smoke detectors can be found here: <https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Ionization-vs-photoelectric>

### CARBON MONOXIDE DETECTORS

*Carbon monoxide is potentially deadly gas that is a product of incomplete fossil fuel combustion. It is odorless, colorless and can, therefore, accumulate in a living space without warning. Carbon monoxide detectors are highly recommended for all homes. The carbon monoxide detector alarms have not been tested during this inspection because pressing the “test” button does not insure the carbon monoxide sensing ability of the device.*

**LOCATIONS: none**

#### INSPECTOR'S NOTE:

- No carbon monoxide detectors were noted during the inspection. Effective January 1, 2007, the Illinois Carbon Monoxide Detector Installation Law mandates CO detectors in all single and multi-family residences with CO generating sources. **Detectors must be installed within 15 feet of every room used for sleeping purposes.** Do not install a detector near your kitchen or garage or in a room with a furnace as it may give false readings. Carbon Monoxide is an odorless, colorless gas and can be fatal. The symptoms of Carbon Monoxide poisoning are similar to the flu. Go to [www.cpsc.gov](http://www.cpsc.gov) and [www.illinoisfirechiefs.org](http://www.illinoisfirechiefs.org) for more information.

**- End of Section -**

## Interior

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*The surface finishes and interior components of all buildings have flaws and imperfections. This inspection does not consider normal wear, normal aging or the typical imperfections of construction to be defects. It is assumed that the client has already examined the surface finishes and interior components of this residence and finds them acceptable or has plans to make improvements after taking possession. We call your attention to the surface finishes and interior components only if there is a condition that effects function, safety or is unusual for the age of the structure. A representative sample of components that are present in quantity have been inspected.*

*Painted surfaces of buildings built before 1978 are likely to contain lead based paint. Lead is a known health hazard, especially for children. Undisturbed painted surfaces in good condition are usually not a hazard. However, deteriorated surfaces, friction and impact points [such as on windows and doors] and lead in house dust and soil may all be areas of concern. Additional information and an Illinois licensed lead inspector can be found at the following internet website: <http://dph.illinois.gov/illinoislead>. In addition, as of April 22, 2010, federal law requires that contractors performing renovation, repair and painting projects that disturb more than six square feet of painted surfaces in interior of homes or twenty square feet for exterior projects or window and door replacement, child care facilities, and schools built before 1978 must be certified by the EPA and trained to follow specific work practices to prevent lead contamination. You can verify that a contractor is certified by checking the EPA's website at [www.epa.gov/getleadsafe](http://www.epa.gov/getleadsafe) or by calling the National Lead Information Center at 1-800-424-LEAD (5352). Always ask to see your contractor's certification.*

### SURFACE FINISHES, GROUND FLOOR

**FLOORS:** good

**WALLS:** good

**CEILINGS:** good

**WOODWORK AND TRIM:** good

**INTERIOR DOORS:** good

**HARDWARE:** good

#### INSPECTOR'S NOTE:

- The fit and operation of some ground floor doors is poor. Adjusting the hardware and/or planing the door edges can improve this condition.
- In the absence of functional defects we suggest that these interior surfaces be evaluated by the client on the basis of appearance.

### SURFACE FINISHES, FIRST FLOOR

**FLOORS:** good

**WALLS:** good

**CEILINGS:** good

**WOODWORK AND TRIM:** good

**INTERIOR DOORS:** good

**HARDWARE:** good

#### INSPECTOR'S NOTE:

- Much of the door hardware has been painted in the process of decorating, limiting its function.
- In the absence of functional defects we suggest that these interior surfaces be evaluated by the client on the basis of appearance.
- There is an area of drywall in the living room ceiling that is water stained. The moisture content of this area was tested [with the **Protimeter Surveymaster SM** moisture detector] and found to be damp at this time. The exact cause of this moisture could not be determined and the extent of any moisture damage behind the drywall cannot be determined in a non-invasive home inspection. It is recommended that this condition be corrected by a qualified contractor. This condition has been discussed with the client. The attached photographs show this condition.



#### DRYWALL CONDITION

#### SURFACE FINISHES, SECOND FLOOR

**FLOORS:** good  
**WALLS:** good  
**CEILINGS:** good  
**WOODWORK AND TRIM:** good  
**INTERIOR DOORS:** good  
**HARDWARE:** good

#### INSPECTOR'S NOTE:

- In the absence of functional defects we suggest that these interior surfaces be evaluated by the client on the basis of appearance.

#### KITCHEN SURFACES AND APPLIANCES

**FLOORS:** good  
**WALLS:** good  
**CEILINGS:** good  
**HARDWARE:** good  
**COUNTER SURFACES:** good  
**CABINETS:** good  
**EXHAUST VENTILATION:** functional  
**KITCHEN APPLIANCES:** All of the appliances listed below were tested, except where noted. All are in functional or good condition and all performed their primary purpose using normal operating controls. Secondary and accessory purposes are not tested as part of this inspection. The age of these appliances is undetermined:

gas range- *Kitchen Aide*™  
built-in oven - *Kitchen Aide*™  
food waste disposer - *In-sink-erator*™  
refrigerator/ freezer - *General Electric*™  
range hood exhaust fan/ microwave/ surface light - *Kitchen Aide*™  
dishwasher - *Kitchen Aide*™

**INSPECTOR'S NOTE:**

- The countertop surfaces are free of damage beyond normal wear.
- In the absence of functional defects we suggest that these interior surfaces be evaluated by the client on the basis of appearance.
- The dishwasher discharges waste water into the food waste disposer. This connection is not allowed in most areas and can cause waste water backup in the kitchen sink. The preferred method of disposal is a direct connection to the waste water piping under the kitchen sink. It is recommended that this condition be corrected.
- The range hood exhaust fan *may* be installed incorrectly. This condition has been discussed with the client.

**GROUND FLOOR BATHROOM**

**FLOORS:** good  
**WALLS:** good  
**CEILINGS:** good  
**VANITY:** good  
**VANITY TOP/LAVATORY:** good  
**GENERAL EXHAUST VENTILATION:** functional  
**OPERABLE WINDOW:** none  
**SHOWER WALLS:** ceramic tile  
**SHOWER PAN:** plastic

**INSPECTOR'S NOTE:**

- Accepted building standards require an operable window or functional exhaust fan in each bathroom.

**SECOND FLOOR BATHROOM**

**FLOORS:** good  
**WALLS:** good  
**CEILINGS:** good  
**VANITY:** good  
**VANITY TOP/LAVATORY:** good  
**GENERAL EXHAUST VENTILATION:** functional  
**OPERABLE WINDOW:** none  
**SOURCE OF HEAT:** yes  
**SHOWER WALLS:** ceramic tile

**INSPECTOR'S NOTE:**

- Accepted building standards require an operable window or functional exhaust fan in each bathroom.

**MASTER BATHROOM**

**FLOORS:** good  
**WALLS:** good  
**CEILINGS:** good  
**VANITY:** good  
**VANITY TOP/LAVATORY:** good  
**GENERAL EXHAUST VENTILATION:** functional  
**OPERABLE WINDOW:** none  
**SOURCE OF HEAT:** yes  
**SHOWER WALLS:** ceramic tile

**INSPECTOR'S NOTE:**

- Accepted building standards require an operable window or functional exhaust fan in each bathroom.
- The water tight joint between the tile walls and the top of the tub has deteriorated and is in need of repair to keep water from penetrating the wall surface.

### FIREPLACE

*This inspection includes the firebox, damper and the base of the chimney flue. The portion of the chimney and flue that carries combustion gases from the fireplace to the building exterior is usually hidden from view and has not been directly inspected. Flue defects may exist that can only be discovered through an NFPA [National Fire Prevention Association] level II chimney inspection. It is strongly recommended that this evaluation be done by a CSIA [Chimney Safety Institute of America] certified chimney sweep for personal safety. A CSIA certified chimney sweep can be located at the following internet website: [www.csia.org](http://www.csia.org)*

**LOCATION:** ground floor family room

**FUEL:** wood

**FUNCTIONAL DAMPER:** yes

**VISIBLE FLUE LINER ABOVE THE FIRE BOX:** yes

**GLASS DOORS:** none

**OUTSIDE COMBUSTION AIR:** none

**GAS STARTER:** none

**FIREPLACE CONDITION:** functional

#### INSPECTOR'S NOTE:

- Lighting and observing a wood fire is beyond the scope of a pre-purchase home inspection.

### CEILING FANS

**LOCATIONS:** bedrooms

**CONTROLS TESTED:** yes, functional

**BLADE WOBBLE:** none

**NOISE LEVEL [hum, clicking or vibration]:** none

**CONDITION OF CEILING FANS:** functional

**- End of Section -**

## Garage

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**FLOOR CONDITION:** functional  
**OVERHEAD DOOR CONDITION:** good  
**OVERHEAD DOOR OPERATOR:** functional  
**OVERHEAD DOOR OPERATOR CHAIN TENSION:** good  
**OVERHEAD DOOR FORCE SETTING:** not tested  
**OVERHEAD DOOR REVERSING FEATURE:** functional  
**OVERHEAD DOOR EMERGENCY RELEASE:** functional  
**OVERHEAD DOOR BALANCE:** functional  
**TORSION SPRING CONDITION:** good  
**INTERIOR WALLS:** finished  
**LIGHTING:** functional

**INSPECTOR'S NOTE:**

- The overhead door force setting was not tested. Stopping the overhead door to perform this test could result in damage to the door. It is recommended that this test be performed by a trained professional.

**- End of Section -**

## Report Summary

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Most of the items noted in the "INSPECTOR'S NOTE" sections above fall into the category of general information, miscellaneous repairs or maintenance. These minor problems might be found in any structure of the age and quality that this residence represents.

The items repeated below deserve special or immediate attention to address issues of personal safety, a major functional compromise, the possibility of a significant cost [cost is either unknown or likely to be more than \$500] or to prevent damage to the home or property. ***Items recommended for further evaluation or testing are also included.***

- There is a mold like substance on the roof sheathing material in the attic that may be toxic to some individuals. These areas appear to be dry at this time. However, it is recommended that this condition be evaluated by a remediation specialist because the cause of the moisture causing this condition could not be determined and there is a possibility that the substance may become active in certain humid conditions. This condition has been discussed with the client. The attached photographs show this condition.
- There is exposed wiring in the basement that may become live under certain conditions. The purpose of this wiring could not be determined. Exposed high voltage wiring **can** be a dangerous condition. It is recommended that this condition be evaluated and corrected by a qualified electrical contractor to insure safe operation. The attached photograph shows this condition.
- Testing central air conditioning in temperatures below 65° can result in damage to the system. Since this system could not be tested as part of this home inspection it is recommended that the client have a rider attached to the purchase contract extending the inspection contingency for the central air conditioning system until the outside air temperature reaches 65° and the system can be safely tested.
- The whirlpool spa was non- functional at the time of inspection. It is recommended that this condition be corrected by repair. This condition has been discussed with the client.
- There is an area of drywall in the living room ceiling that is water stained. The moisture content of this area was tested [with the **Protimeter Surveymaster SM** moisture detector] and found to be damp at this time. The exact cause of this moisture could not be determined and the extent of any moisture damage behind the drywall cannot be determined in a non- invasive home inspection. It is recommended that this condition be corrected by a qualified contractor. This condition has been discussed with the client. The attached photographs show this condition.
- No carbon monoxide detectors were noted during the inspection. Effective January 1, 2007, the Illinois Carbon Monoxide Detector Installation Law mandates CO detectors in all single and multi-family residences with CO generating sources. ***Detectors must be installed within 15 feet of every room used for sleeping purposes.*** Do not install a detector near your kitchen or garage or in a room with a furnace as it may give false readings. Carbon Monoxide is an odorless, colorless gas and can be fatal. The symptoms of Carbon Monoxide poisoning are similar to the flu. Go to [www.cpsc.gov](http://www.cpsc.gov) and [www.illinoisfirechiefs.org](http://www.illinoisfirechiefs.org) for more information.

The items repeated below deserve prompt attention to eliminate a condition that represents a **possible** compromise to the safety of the occupants and property. Correction of each of these conditions is likely to be simple and relatively inexpensive [usually less than \$500 or a minimum charge by a repair professional].

- The cable that completes the electrical "grounding" connection around the water meter on the water supply pipe is not installed. This **can** be a dangerous condition. The prompt correction and documentation of the correction by a qualified professional electrician is recommended to insure safe operation.
- The electrical distribution panel has a "tandem" type circuit breaker installed. This type of circuit breaker is not permitted in this panel by the manufacturer. This condition could make an improper physical connection in the panel which can create a fire hazard and can damage the bus bar, which cannot be repaired. Replacement of the panel would be necessary. The prompt correction and documentation of the correction by a qualified professional electrician is recommended to insure safe operation. This condition has been discussed with the client.
- The electrical distribution sub- panel has a "bonding" connection from the neutral bus bar to the panel cabinet. This **can** be a dangerous condition. Generally, the grounded conductor (neutral) is permitted to be bonded to the grounding conductor only at the main service disconnect, typically located 5- 10 feet from the point of entrance to the building. The prompt correction and documentation of the correction by a qualified, professional electrician is recommended to insure safe operation.
- The electrical outlet near the laundry sink is not GFCI protected. It is recommended that this condition be corrected by a qualified, professional electrician to insure safe operation.

- The electrical outlets near the kitchen sink are not GFCI protected. It is recommended that this condition be corrected by a qualified, professional electrician to insure safe operation.
- A missing electrical outlet cover plate has been noted in the garage. All electrical boxes are to have secure covers. This is a potentially dangerous condition and prompt correction is recommended.
- A representative number of electrical outlets have been checked for correct wiring with the **Ideal Sure Test #61-165 circuit analyzer**. Many electrical outlets in this house have been wired incorrectly by reversing the "hot" and "neutral" wire connections, including the garage door opener. This condition can cause some electrical appliances to malfunction or compromise their safety. It is recommended that the connections on all electrical outlets be checked and corrected as needed.
- The maximum circuit breaker size permitted by the manufacturer for the air conditioning system is 40 amps but the circuit breaker capacity in use is 50 amps. It is recommended that this condition be promptly corrected.
- Plastic/ wire clothes dryer duct is **not** recommended. Metal duct with a smooth inside surface is preferred for long term, safe operation. It is recommended that this condition be corrected.

The items repeated below are unfinished, are missing components or have incomplete or incorrect installations. **Function may or may not be affected.**

- No items to report in this section.

Respectfully submitted,




**Larry Coha, ACI**

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**Illinois Licensed Home Inspector**, # 450.000878

**Cottage Hill Inspections, Inc.**, Illinois Licensed Home Inspector Entity # 451.000344

**Certified Carbon Monoxide Inspector, HVAC Excellence: ESCO Institute**

**Multiple Year Winner: Angie's List Super Service Award**

*Elmhurst's original name was "Hill Cottage" named after the Hill Cottage Tavern. Later it was changed to "Cottage Hill" and then renamed "Elmhurst" in 1869 by early residents. Cottage Hill Inspections, Inc. was established in 2003.*