



We Inspect to Protect !!!

# Accurate Home Inspections of Illinois inc.

815-260-1727  
1213 Norley st.  
Joliet, Illinois 60435  
accurate1@yahoo.com

## Home Inspection Report For Greg Harwood 26237 Whispering Woods Circle, Plainfield, Illinois 60585





# Accurate Home Inspections of Illinois inc.

815-260-1727  
1213 Norley st.  
Joliet, Illinois 60435  
aaccurate1@yahoo.com

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**Greg Harwood**  
**13258 Red Star Dr.**  
**Plainfield, Illinois 60585**

**10/7/2007**

Dear Greg Harwood,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,

Jerry Sarich  
Accurate Home Inspections of Illinois inc.  
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# SUMMARY

## EXTERIOR

### Head Flashings

REPAIR or REPLACE - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

### Foundation Walls

INFORMATION - There are one or more repairs made to the foundation with a process commonly referred to as epoxy injection. This repair generally suggests cracking and previous water leakage. The epoxy injection is a repair for water leakage. This inspection cannot determine the effectiveness of the repairs or if additional repair will be needed.

## STRUCTURE

### Foundation

INFORMATION - Indicators of past repairs are present. I recommend you request any and all information regarding these repairs. It is not within the scope of this inspection to determine the appropriateness or effectiveness of any repairs or their sustainability.

## ELECTRIC

### Carbon Monoxide Det

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations. Installation is recommended by a qualified contractor.

## PLUMBING

### Kitchen Sink

REPAIR or REPLACE - There are indicators of a water leak. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

## INTERIOR

### Windows

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.

# ROOFING

## ROOFING LIMITATIONS

---

### Roof Inspected By:

I inspected the roofing from the ground.

### Limitations:

DISCLAIMER - The roof is too high for me to gain entry. This is limiting my view of the roofing material. I can not be responsible for any defects that I can not see.

DISCLAIMER - The roof is too steep for me to safely walk on for inspection. This is limiting my inspection to viewing from the overhangs only. I can not be responsible for any defects that I can not see.

### Chimney:

DISCLAIMER - The chimney is too high for me to safely inspect. I can not be responsible for any defects that I can not see.

## ROOFING DESCRIPTIONS

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### Main Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

### Secondary Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

### Garage Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

### Chimney:

WOOD FRAME WITH A METAL LINER - The chimney framing is made of wood with a metal flue liner on the inside.

## ROOFING INSPECTABLE ITEMS

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### Main Roof:

The overall condition is acceptable.

### Secondary Roof:

The overall condition is acceptable.

### Garage Roof:

The overall condition is acceptable.

### Chimney:

The overall condition is acceptable.

### Valley Flashing:

The overall condition is acceptable.

### Hip & Ridge Flashing:

The overall condition is acceptable.

### Roof to Wall Flashing:

The overall condition is acceptable.

### Chimney Flashing:

The overall condition is acceptable.

## ROOFING INSPECTABLE ITEMS

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**Roof Vent Flashing:**

The overall condition is acceptable.

**Plumbing Stack Flashing:**

The overall condition is acceptable.

**Drip Edge Flashing:**

The overall condition is acceptable.

# **EXTERIOR**

## **EXTERIOR LIMITATIONS**

---

### **Limitations:**

DISCLAIMER - The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

## **EXTERIOR DESCRIPTIONS**

---

### **Gutters:**

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

### **Downspouts:**

ALUMINUM - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

### **Soffit:**

ALUMINUM - The soffit is made of aluminum.

### **Fascia:**

ALUMINUM - The fascia is made of aluminum.

### **Windows:**

The windows are double hung.

### **Wall Surfaces:**

BRICK - The exterior wall surface is brick construction. This is a very durable wall surface that should last for many years. The brick surface should be inspected for cracks and damaged mortar once a year. This will allow for early detection of any problems so they may be fixed before they turn into major problems.

VINYL SIDING - Most problems associated with vinyl sidings are installation defects, rather than deficiencies with the materials themselves. Securing the siding too tight and a lack of moldings and trim pieces where the siding butts other materials or changes direction, is one of the more common problems. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the vinyl siding.

### **Walkways:**

CONCRETE - The walkways are made of concrete.

### **Driveways:**

The driveway is made of Asphalt. This driveway should be seal-coated at least once a year as general maintenance.

### **Garage:**

The garage is a three car attached garage.

## **EXTERIOR INSPECTABLE ITEMS**

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### **Gutters:**

The overall condition is acceptable.

### **Downspouts:**

The overall condition is acceptable.

### **Soffit:**

The overall condition is acceptable.

### **Fascia:**

The overall condition is acceptable.

### **Lot Topography:**

The overall condition is acceptable.

# EXTERIOR INSPECTABLE ITEMS

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**Doors:**

The overall condition is acceptable.

**Windows:**

The overall condition is acceptable.

**Head Flashings:**

REPAIR or REPLACE - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.



Picture Date:10/7/2007

**Wall Surfaces:**

The overall condition is acceptable.

**Foundation Walls:**

INFORMATION - There are one or more repairs made to the foundation with a process commonly referred to as epoxy injection. This repair generally suggests cracking and previous water leakage. The epoxy injection is a repair for water leakage. This inspection cannot determine the effectiveness of the repairs or if additional repair will be needed.



Picture Date:10/7/2007



Picture Date:10/7/2007

**Landscaping:**

The overall condition is acceptable.

**Window Wells:**

The overall condition is acceptable.

**Walkways:**

The overall condition is acceptable.

**Decks:**

The overall condition is acceptable.

**Driveways:**

The overall condition is acceptable.

**Garage Floors:**

The overall condition is acceptable.

## **EXTERIOR INSPECTABLE ITEMS**

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**Garage Overhead Door:**

The overall condition is acceptable.

**Door Opener:**

The overall condition is acceptable.

**Garage Man Door:**

The overall condition is acceptable.

**Fire / Gas Proofing:**

The overall condition is acceptable.



# STRUCTURE

## STRUCTURE DESCRIPTIONS

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**Configuration:**

Basement

**Foundation:**

Poured concrete

**Post:**

The posts are made of steel.

**Beams:**

Steel

**Floor Construction:**

Poured concrete

**Bridging:**

Bridging

**Sub-Flooring:**

Plywood

**Walls:**

Wood Frame

**Roof Framing:**

Trusses



Picture Date:10/7/2007

## STRUCTURE INSPECTABLE ITEMS

---

**Footings:**

This component was unable to be inspected.

# STRUCTURE INSPECTABLE ITEMS

---

**Foundation:**

INFORMATION - Indicators of past repairs are present. I recommend you request any and all information regarding these repairs. It is not within the scope of this inspection to determine the appropriateness or effectiveness of any repairs or their sustainability.



Picture Date:10/7/2007



Picture Date:10/7/2007



Picture Date:10/7/2007

**Sill Plates:**

The overall condition is acceptable.

**Post:**

The overall condition is acceptable.

**Beams:**

The overall condition is acceptable.

**Floor Construction:**

The overall condition is acceptable.

**Bridging:**

The overall condition is acceptable.

**Sub-Flooring:**

The overall condition is acceptable.

**Walls:**

The overall condition is acceptable.

**Stairway:**

The overall condition is acceptable.

## STRUCTURE INSPECTABLE ITEMS

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### Roof Framing:

The overall condition is acceptable.



Picture Date:10/7/2007

### Roof Sheathing:

The overall condition is acceptable.

# ELECTRIC

## ELECTRIC LIMITATIONS

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### **Limitations:**

DISCLAIMER - Concealed electrical components not inspected. I cannot be responsible for any defects that I cannot see or examine.

## ELECTRIC DESCRIPTIONS

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### **Service Entrance:**

Underground

### **Service Size:**

200 amps 110/220 volts

### **Main Disconnect Location:**

Basement

### **Main Disconnect Size:**

200 amps

### **Distribution Panel:**

Breakers



Picture Date:10/7/2007

### **System Grounding:**

The ground wire is attached to the plumbing system.  
The ground wire is attached to ground rods.



Picture Date:10/7/2007



Picture Date:10/7/2007

### **Distribution Wiring:**

Copper Insulated in Plastic

### **Outlets:**

20 amp outlets  
GFCI Outlets

# ELECTRIC INSPECTABLE ITEMS

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**Service Entrance:**

The overall condition is acceptable.

**Main Disconnect Panel:**

The overall condition is acceptable.

**Distribution Panel:**

The overall condition is acceptable.

**Fuses / Breakers:**

The overall condition is acceptable.

**System Grounding:**

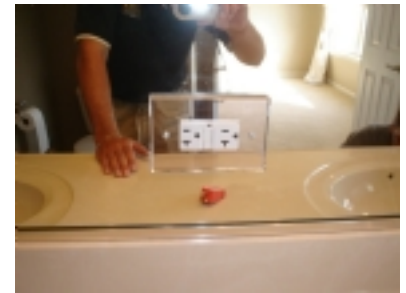
The overall condition is acceptable.

**Distribution Wiring:**

The overall condition is acceptable.

**Outlets:**

SAFETY / MAINTENANCE - Cover plates are loose at receptacles at one location. All switches and receptacles need to be covered so there are no exposed wires or terminations. Exposed wiring and terminations is considered to be a safety hazard with the increased potential for shock and fire. Appropriate cover plates are recommended.



Picture Date:10/7/2007

**Switches:**

The overall condition is acceptable.

**Lights:**

The overall condition is acceptable.

**Ceiling Fans:**

The overall condition is acceptable.

**Smoke Detectors:**

The overall condition is acceptable.

**Carbon Monoxide Det:**

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations. Installation is recommended by a qualified contractor.

# HEATING

## HEATING LIMITATIONS

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**Limitations:**

DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect.

## HEATING DESCRIPTIONS

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**Fuel:**

Gas

**Main Gas Shut Off:**

The main gas shut off valve is located on the outside of the building.

**Gas Piping:**

Black Iron

**Type of Heating System:**

Gas Forced Air

**Efficiency:**

High efficiency

**Approximate Age:**

The furnace is relatively new.

**Failure Probability:**

Low

## HEATING INSPECTABLE ITEMS

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**Gas Piping:**

The overall condition is acceptable.

**Gas Valve:**

The overall condition is acceptable.

**Heat Shield:**

The overall condition is acceptable.

**Gas Burner:**

The overall condition is acceptable.



Picture Date:10/7/2007

**Vent:**

The overall condition is acceptable.

**Combustion Air:**

The overall condition is acceptable.

**Clearance From Combustibles:**

The overall condition is acceptable.

## HEATING INSPECTABLE ITEMS

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**Induced Draft Fan:**

The overall condition is acceptable.

**Thermostat:**

The overall condition is acceptable.

**Heat Exchanger:**

This component was unable to be inspected.

**Blower Fan:**

The overall condition is acceptable.



Picture Date:10/7/2007

**Filter:**

The overall condition is acceptable.

**Ductwork:**

The overall condition is acceptable.

**Pressure Relief Valve:**

The overall condition is acceptable.

**Pipes:**

The overall condition is acceptable.

**Electric Wiring:**

The overall condition is acceptable.

# COOLING

## COOLING LIMITATIONS

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**Limitations:**

DISCLAIMER - The indoor coil was not visible or accessible. I can not be responsible for any defects that I can not inspect.

## COOLING DESCRIPTIONS

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**Type of System:**

Air to Air

**Cooling Capacity:**

3 Ton

**Approximate Age:**

The unit is in its first quarter of its expected life span

## COOLING INSPECTABLE ITEMS

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**Outdoor Coil:**

This component was unable to be inspected.

**Indoor Coil:**

This component was unable to be inspected.

**Compressor:**

The overall condition is acceptable.

**Refrigerant Lines:**

REPAIR or REPLACE - The refrigerant lines are damaged. In my opinion this can have a negative effect on the operation of the air-conditioning system, can lead to leaking and malfunction. Appropriate corrective action is recommended by a qualified HVAC contractor.



Picture Date:10/7/2007

**Condensate Drain:**

The overall condition is acceptable.

**Outdoor Fan:**

The overall condition is acceptable.

**Evaporative Cooler:**

The overall condition is acceptable.



# PLUMBING

## **PLUMBING LIMITATIONS**

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**Limitations:**

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

## **PLUMBING DESCRIPTIONS**

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**Service Piping Into House:**

Copper

**Supply Piping:**

Copper

**Waste Piping:**

Plastic

**Location of Main Shut Off:**

The main shut off is located in the basement

**Water Heater:**

Conventional Gas Fired

## **PLUMBING INSPECTABLE ITEMS**

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**Service Piping Into House:**

The overall condition is acceptable.

**Supply Piping:**

The overall condition is acceptable.

**Water Flow (Functional Flow):**

The overall condition is acceptable.

**Waste Piping:**

The overall condition is acceptable.

**Venting:**

The overall condition is acceptable.

**Sump Pump:**

This component was unable to be inspected.

**Ejector Pump:**

This component was unable to be inspected.

**Outdoor Spigots:**

The overall condition is acceptable.

**Sinks:**

The overall condition is acceptable.

**Toilets:**

The overall condition is acceptable.

**Bathtubs:**

The overall condition is acceptable.

**Showers:**

The overall condition is acceptable.

## PLUMBING INSPECTABLE ITEMS

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### Kitchen Sink:

REPAIR or REPLACE - There are indicators of a water leak. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.



Picture Date:10/7/2007

### Water Heater:

The overall condition is acceptable.



Picture Date:10/7/2007



Picture Date:10/7/2007

# INTERIOR

## INTERIOR LIMITATIONS

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### **Limitations:**

DISCLAIMER - New finishes limit historical signs. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

## INTERIOR DESCRIPTIONS

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### **Major Floor Finishes:**

Hardwood Flooring  
Carpeting

### **Major Wall Finishes:**

Drywall

### **Major Ceiling Finishes:**

Drywall

### **Exterior Doors:**

STEEL - The exterior doors are made of steel.

### **Interior Doors:**

WOOD - The interior doors are hollow core wood.

### **Fireplaces:**

Insert



Picture Date:10/7/2007

## INTERIOR INSPECTABLE ITEMS

---

### **Major Floor Finishes:**

The overall condition is acceptable.

### **Major Wall Finishes:**

The overall condition is acceptable.

### **Major Ceiling Finishes:**

The overall condition is acceptable.

### **Windows:**

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.

### **Exterior Doors:**

The overall condition is acceptable.

### **Interior Doors:**

The overall condition is acceptable.

### **Fireplaces:**

The overall condition is acceptable.

## **INTERIOR INSPECTABLE ITEMS**

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**Below Grade Leakage:**

The overall condition is acceptable.

**Cabinets:**

The overall condition is acceptable.

**Interior Trim Work:**

The overall condition is acceptable.

**Staircase:**

The overall condition is acceptable.

**Closet:**

The overall condition is acceptable.

# INSULATION

## INSULATION LIMITATIONS

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**Limitations:**

NOTICE - The attic was inspected from the scuttle opening only. The view within the attic is limited to the area visible from the scuttle only. I can not be responsible for defects that are not visible from this area.

## INSULATION DESCRIPTIONS

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**Main Attic:**

Fiberglass  
Mineral Wool

**Vapor Barrier:**

Unable to determine

**Roof Ventilation:**

Ridge Vent

## INSULATION INSPECTABLE ITEMS

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**Main Attic:**

The overall condition is acceptable.

**Air Barrier:**

This component was unable to be inspected.

**Vapor Barrier:**

This component was unable to be inspected.

**Roof Ventilation:**

The overall condition is acceptable.

**Hatch:**

The overall condition is acceptable.

**Pipes:**

The overall condition is acceptable.

**Ductwork:**

The overall condition is acceptable.

# APPLIANCES

## APPLIANCES LIMITATIONS

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**Limitations:**

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

## APPLIANCES DESCRIPTIONS

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**Range:**

The range operates with gas.

**Oven:**

The oven operates with gas.

## APPLIANCES INSPECTABLE ITEMS

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**Range:**

The overall condition is acceptable.

**Oven:**

The overall condition is acceptable.

**Exhaust Vents:**

The overall condition is acceptable.

**Dishwasher:**

The overall condition is acceptable.

**Garbage Disposal:**

The overall condition is acceptable.

**Door Bell:**

The overall condition is acceptable.

**Refrigerator:**

The overall condition is acceptable.

**Clothes Washer:**

This component was not present or able to be inspected.

**Clothes Dryer:**

This component was not present or able to be inspected.

# ENVIRONMENTAL

## ENVIRONMENTAL INSPECTABLE ITEMS

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### **Radon:**

SAFETY - Environmental conditions are excluded from this inspection report. However, a radon reduction system is present in this home. This inspection cannot and does not determine its effectiveness or current radon levels. In my opinion you should consult with a qualified radon professional to determine the effectiveness of the system, appropriateness of installation and current radon levels. Radon gas is a known carcinogen.



Picture Date:10/7/2007



Picture Date:10/7/2007

# MISC.

## MISC. INSPECTABLE ITEMS

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**Other Conditions:**

The gas hook up for the grill, Located on the deck area does not have the correct cap on it. This should be attended to for safety.



Picture Date:10/7/2007