



We Inspect to Protect !!!

Accurate Home Inspection of Illinois

815-260-1727
1213 Norley st.
Joliet, Illinois 60435
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Property Inspection Report For Tammy Limberopoulos 26126 S. Royal Crest Dr., Crete, Illinois





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Tammy Limberopoulos
5629 W. Von Ave.
Monee, illinois 60449

2/26/2015

Dear Tammy Limberopoulos,

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.

PLEASE Let us know How WE ARE doing and a TESTIMONAL is a great way to tell someone. Please go to accuratehomeinspectionofillinois.com and let us and the world know.

We Appreciate YOUR business.

Sincerely,
Jerry Sarich Sr.



Jerry Sarich

Accurate Home Inspection of Illinois

We Inspect to Protect !!!

SUMMARY

ROOFING

Chimney

REPAIR or REPLACE - Mortar is deteriorated. In my opinion this allows for water to enter building. Water leakage can cause various problems to the building and can cause damages to the chimney system. I recommend that you contact a qualified contractor such as a chimney sweep or mason for appropriate corrective action.

EXTERIOR

Gutters

MAINTENANCE - Debris is blocking water flow from the gutters. In my opinion this can cause various damage including the increased potential for water leakage into the home if not corrected and cleaned out.

Downspouts

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

Soffit

REPAIR or REPLACE - Bare wood is showing. In my opinion this can increase the chances for deterioration, rotting, water leakage and further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.

Fascia

REPAIR or REPLACE - Bare wood is showing. In my opinion this can increase the chances for deterioration, rotting, water leakage and further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.

Lot Topography

DISCLAIMER - This component was partly inspected.

REPAIR or REPLACE - The lot grading is sloping towards the house. In my opinion this may allow for water to go back to the foundation which can result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified landscaping contractor or landscape architect to mitigate the situation.

Doors

REPAIR or REPLACE - One or more of the doors has peeling paint. In my opinion this can increase the chances for further damage to the doors and/or building including deterioration, rotting and leakage. I recommend that you contact a qualified contractor to mitigate the situation.

REPAIR or REPLACE - One or more of the exterior doors has damaged weather stripping. In my opinion this increases the chance for further damage to the door and/or building. It may allow for drafts and reduce energy efficiency. I recommend that you contact a qualified contractor or handyman to mitigate the situation.

Windows

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.

Wall Surfaces

MAINTENANCE - Sections of the wall surface is in need of paint or stain. This is to protect the surface from the elements. I recommend you contact a qualified painter to mitigate this issue.

REPAIR or REPLACE - Mechanical / physical damage is present. All damage should be repaired before damage to the interior happens. A qualified contractor should be contacted to mitigate this issue.

SUMMARY

EXTERIOR

Landscaping

MAINTENANCE - Bushes are touching the building. In my opinion this can lead to insect and water damage to the building. I recommend that you contact a qualified landscaping contractor to mitigate the situation.

MAINTENANCE - Tree branches are overhanging the building. In my opinion this may promote the root structure to push into the building and allow tree branches to damage the roofing materials. I recommend that you contact a qualified landscaping architect / contractor for additional advice and appropriate corrective action.

Window Wells

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.

Garage Overhead Door

REPAIR or REPLACE - Mechanical / physical damage is present at the overhead garage door torsion spring. In my opinion the overhead garage door should be repaired by a qualified overhead door contractor.

Garage Man Door

REPAIR or REPLACE - Damage is showing. In my opinion this can increase the chances for further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.

SAFETY - The garage passage door (into the house) is not equipped with an automatic door closure mechanism. In my opinion this is unsafe and is considered a fire / fume hazard from the garage. Installation of appropriate door closure is recommended by a qualified carpenter.

ELECTRIC

Fuses / Breakers

SAFETY - There is double tapping at the circuit breakers (or fuses). This is considered improper and potentially unsafe. Corrective action is needed by qualified electrician.

Switches

REPAIR or REPLACE - There are switches present that do not appear operational or functioning properly. It is beyond the scope to determine why these switches are not working. I recommend you contact a qualified electrician to mitigate the issue.

Lights

SAFETY - Damaged light fixtures are present. This is an increased electrical shock / fire hazard. Appropriate corrective action is recommended by a qualified electrician.

Smoke Detectors

INFORMATION - Smoke detectors that are over 10 years old are considered to unreliable and past their expected service life. Based on the age of this home and the appearance of the smoke detector(s), it is likely that they are older than 10 years old and replacement is recommended.

SAFETY - There are smoke detectors present that are not working. It is beyond the scope to determine why these smoke detectors are not working. Appropriate corrective action is recommended by a qualified professional.

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. NOTE : The Illinois State Law Requires Carbon Monoxide Detectors Located within Fifteen feet of all bedrooms.

HEATING

Vent

SAFETY - The heating equipment is a high efficiency appliance that utilizes a PVC direct vent exhaust pipe. The PVC vent does not have a cover on it. This increases the potential for nesting birds etc. Nests can cause exhaust fumes to enter the house. Exhaust fumes can contain carbon monoxide. Carbon monoxide is an odorless, colorless gas that can cause illness, poisoning and death. Appropriate corrective action is recommended by a qualified HVAC contractor.

SUMMARY

PLUMBING

Bathtubs

DISCLAIMER - This component was unable to be inspected.

REPAIR or REPLACE - Mechanical / physical damage is present. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.

Limitations

DISCLAIMER- The home has been winterized, There is no water at time of Inspection.

Sinks

DISCLAIMER - This component was unable to be inspected.

REPAIR or REPLACE - The sink drain trap is taped up or otherwise fitted with a temporary repair. The damaged trap should be replaced by a qualified plumber.

REPAIR or REPLACE - Mechanical / physical damage is present. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.

INTERIOR

Below Grade Leakage

SAFETY - Indicators such as stains or deterioration is present at various sections of the lower level of this home. This generally indicates some form of unwanted water entry such as seepage, leakage, flooding, drain back up or similar. This inspection cannot determine which. This inspection cannot determine how severe unwanted water entry may be in the future. Consultation with a qualified flood control and waterproofing contractor is recommended to determine the cause and remedy. Appropriate corrective action is recommended.

Cabinets

REPAIR or REPLACE - Loose 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.

Closet

Replace - Some of the closet shelves are missing or damaged.

Fireplaces

SAFETY - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.

SAFETY - The steel damper is missing, damaged or otherwise not functional. This can affect the operation of the fireplace and allow animals and weather to enter the home. Appropriate correction action is recommended by a qualified chimney sweep.

Interior Trim Work

REPAIR or REPLACE - Loose or missing 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.

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.

Major Ceiling Finishes

REPAIR or REPLACE - Water stains, deterioration or similar is present. This generally indicates some type of water / moisture entry. This inspection cannot determine its source or if it is active. Troubleshooting the cause and appropriate corrective action is recommended by a qualified contractor.

REPAIR or REPLACE - Typical cracks, blemishes, nail pops and similar are present. In my opinion these are common conditions and are likely to be cosmetic. Repair is recommended to obtain a better quality finish but will not likely affect performance.

SUMMARY

INTERIOR

Major Wall Finishes

REPAIR or REPLACE - Water stains, deterioration or similar is present. This generally indicates some type of water / moisture entry. This inspection cannot determine its source or if it is active. Troubleshooting the cause and appropriate corrective action is recommended by a qualified contractor.

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.

REPAIR or REPLACE - There are water stains on the ceiling and/or walls. This inspection cannot determine if a water leak is active or not, and cannot determine its exact cause. Water leakage into walls and ceilings causes various damage and deterioration and can lead to mold issues. Troubleshooting and appropriate corrective action is needed by a qualified contractor.

Staircase

SAFETY - The railing(s) at the stairs is loose. This is an increased fall hazard. Appropriate corrective action is needed by a qualified contractor.

Windows

SAFETY - There are windows that are not operational. In my opinion this prevents use and prevents natural ventilation but perhaps more important is that it prevents an escape route in the event of an emergency. Repairs are recommended by a qualified contractor.

REPAIR or REPLACE - Bare wood is showing. It is my opinion that the windows are in need of paint or stain. I recommend that you contact a reputable handyman or painter to mitigate this issue.

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.

APPLIANCES

Range

REPAIR or REPLACE - Some of the burners are not working. An appliance repair person should be contacted to make repairs to the range.

Exhaust Vents

REPAIR or REPLACE - The exhaust vent is loud while running. This can be because it is dirty or it can mean the motor is worn and needs to be replaced. An appliance repair person should be contacted to mitigate the issue.

REPAIR or REPLACE - The exhaust fan is not operating when tested.

ENVIRONMENTAL

Mold

SAFETY - This inspection excludes all environmental conditions. However, discolored building materials are present and in my opinion may be mold. Mold can create an indoor air problem and is considered by some to be a health hazard. Appropriate mold mitigation is recommended by a qualified contractor. Additionally, if there is mold there is a water / moisture problem. Evaluation and corrective action of the water entry or moisture problem is needed by a qualified contractor.

ROOFING

ROOFING LIMITATIONS

Roof Inspected By:

I inspected the roofing from the ground.

Limitations:

DISCLAIMER - There is snow on the roof. It is not within the scope of this inspection to remove the snow to inspect the roofing material. I cannot be responsible for any defects hidden by the snow.

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

Chimney:

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

ROOFING DESCRIPTIONS

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:

METAL - Metal chimneys need to be regularly inspected for rust and damage. These do tend to work just fine for gas appliances.

MASONRY WITH A METAL LINER - The chimney is made of masonry brick with a metal flue liner on the inside.

ROOFING INSPECTABLE ITEMS

Main Roof:

DISCLAIMER - This component was unable to be inspected.

Secondary Roof:

DISCLAIMER - This component was unable to be inspected.

Garage Roof:

DISCLAIMER - This component was unable to be inspected.

ROOFING INSPECTABLE ITEMS

Chimney:

REPAIR or REPLACE - Mortar is deteriorated. In my opinion this allows for water to enter building. Water leakage can cause various problems to the building and can cause damages to the chimney system. I recommend that you contact a qualified contractor such as a chimney sweep or mason for appropriate corrective action.



Picture Date:2/27/2015

Valley Flashing:

DISCLAIMER - This component was unable to be inspected.

Hip & Ridge Flashing:

The overall condition is acceptable.

Roof to Wall Flashing:

DISCLAIMER - This component was unable to be inspected.

Chimney Flashing:

DISCLAIMER - This component was unable to be inspected.

Roof Vent Flashing:

DISCLAIMER - This component was unable to be inspected.

Plumbing Stack Flashing:

The overall condition is acceptable.

Drip Edge Flashing:

The overall condition is acceptable.

Skylight:

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 cannot be responsible for any defects that I cannot see.

DISCLAIMER - The garage door opener was not tested. This limits my inspection and I cannot be responsible for any defects that I cannot 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:

WOOD - The soffit is made of wood. This type of material is prone to rot and should be well protected from water damage by keeping it well painted.

Fascia:

WOOD - The fascia is made of wood. This type of material is prone to rot and should be well protected from water damage by keeping it well painted.

Windows:

The windows are casement type windows.

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.

WOOD SIDING - There are many different types of wood siding. Problems associated with wood siding include rot and water penetration. Rot will occur wherever wood surfaces are subject to excessive moisture. Therefore, painting or staining is required on a regular basis. Even rot resistant woods such as cedar and redwood are helped by staining. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the wood siding.

Walkways:

CONCRETE - The walkways are made of concrete.

Patios:

The patio is 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

EXTERIOR INSPECTABLE ITEMS

Gutters:

MAINTENANCE - Debris is blocking water flow from the gutters. In my opinion this can cause various damage including the increased potential for water leakage into the home if not corrected and cleaned out.



Picture Date:2/26/2015

Downspouts:

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.



Picture Date:2/26/2015

EXTERIOR INSPECTABLE ITEMS

Soffit:

REPAIR or REPLACE - Bare wood is showing. In my opinion this can increase the chances for deterioration, rotting, water leakage and further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.



Picture Date:2/26/2015

Fascia:

REPAIR or REPLACE - Bare wood is showing. In my opinion this can increase the chances for deterioration, rotting, water leakage and further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.

Lot Topography:

DISCLAIMER - This component was partly inspected.

REPAIR or REPLACE - The lot grading is sloping towards the house. In my opinion this may allow for water to go back to the foundation which can result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified landscaping contractor or landscape architect to mitigate the situation.



Picture Date:2/27/2015

EXTERIOR INSPECTABLE ITEMS

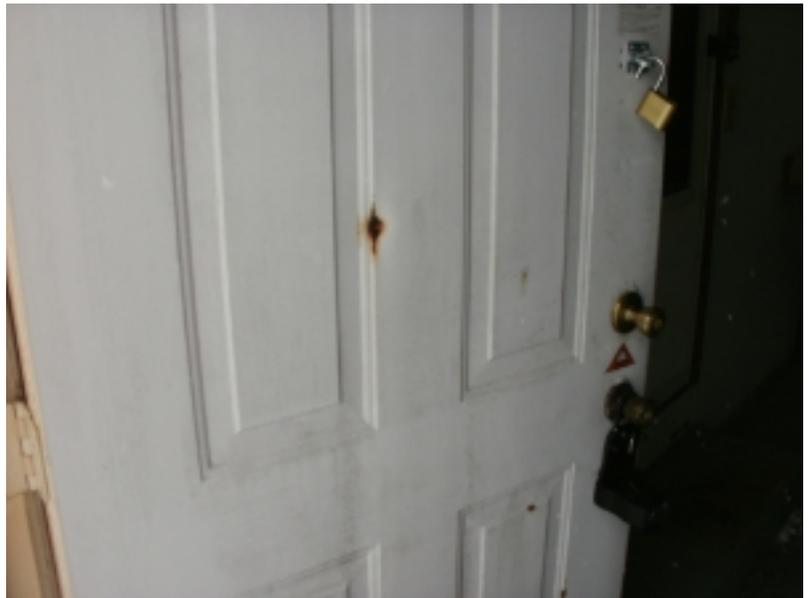
Doors:

REPAIR or REPLACE - One or more of the doors has peeling paint. In my opinion this can increase the chances for further damage to the doors and/or building including deterioration, rotting and leakage. I recommend that you contact a qualified contractor to mitigate the situation.

REPAIR or REPLACE - One or more of the exterior doors has damaged weather stripping. In my opinion this increases the chance for further damage to the door and/or building. It may allow for drafts and reduce energy efficiency. I recommend that you contact a qualified contractor or handyman to mitigate the situation.



Picture Date:2/26/2015



Picture Date:2/26/2015



Picture Date:2/27/2015

EXTERIOR INSPECTABLE ITEMS

Windows:

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:2/26/2015

Head Flashings:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Wall Surfaces:

MAINTENANCE - Sections of the wall surface is in need of paint or stain. This is to protect the surface from the elements. I recommend you contact a qualified painter to mitigate this issue.

REPAIR or REPLACE - Mechanical / physical damage is present. All damage should be repaired before damage to the interior happens. A qualified contractor should be contacted to mitigate this issue.



Picture Date:2/26/2015



Picture Date:2/27/2015

Foundation Walls:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Landscaping:

MAINTENANCE - Bushes are touching the building. In my opinion this can lead to insect and water damage to the building. I recommend that you contact a qualified landscaping contractor to mitigate the situation.

MAINTENANCE - Tree branches are overhanging the building. In my opinion this may promote the root structure to push into the building and allow tree branches to damage the roofing materials. I recommend that you contact a qualified landscaping architect / contractor for additional advice and appropriate corrective action.



Picture Date:2/26/2015

Window Wells:

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.



Picture Date:2/26/2015

Walkways:

The overall condition is acceptable.

Patios:

DISCLAIMER - This component was unable to be inspected.

Porches:

The overall condition is acceptable.

Driveways:

DISCLAIMER - This component was unable to be inspected.

Retaining Walls:

DISCLAIMER - This component was unable to be inspected.

EXTERIOR INSPECTABLE ITEMS

Garage Floors:

The overall condition is acceptable.

Garage Overhead Door:

REPAIR or REPLACE - Mechanical / physical damage is present at the overhead garage door torsion spring. In my opinion the overhead garage door should be repaired by a qualified overhead door contractor.



Picture Date:2/26/2015

Door Opener:

DISCLAIMER - This component was unable to be inspected.

Garage Man Door:

REPAIR or REPLACE - Damage is showing. In my opinion this can increase the chances for further damage to the building. I recommend that you contact a qualified contractor to properly repair this condition.

SAFETY - The garage passage door (into the house) is not equipped with an automatic door closure mechanism. In my opinion this is unsafe and is considered a fire / fume hazard from the garage. Installation of appropriate door closure is recommended by a qualified carpenter.



Picture Date:2/26/2015

Fire / Gas Proofing:

The overall condition is acceptable.

STRUCTURE

STRUCTURE LIMITATIONS

Limitations:

DISCLAIMER - I was not able to completely inspect the roof space due to access limitations. I cannot be responsible for any defects that I cannot see.

STRUCTURE DESCRIPTIONS

Configuration:

Basement

Foundation:

Poured concrete

Post:

The posts are made of steel.

Beams:

Steel

Floor Construction:

Wood Joist

Bridging:

Bridging

Sub-Flooring:

Plywood

Walls:

Wood frame with brick veneer

Roof Framing:

Wood rafters

STRUCTURE INSPECTABLE ITEMS

Footings:

DISCLAIMER - The footings are not accessible for inspection. The type, style and material are unknown. Its physical condition is unknown. This inspection cannot determine if there is any damage or structural problems.

Foundation:

The overall condition is acceptable.

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.

STRUCTURE INSPECTABLE ITEMS

Walls:

The overall condition is acceptable.

Stairway:

The overall condition is acceptable.

Roof Framing:

The overall condition is acceptable.

Roof Sheathing:

The overall condition is acceptable.

ELECTRIC

ELECTRIC LIMITATIONS

Limitations:

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

ELECTRIC DESCRIPTIONS

Service Entrance:
Underground

Service Size:
200 amps 110/220 volts

Main Disconnect Location:
Basement

Main Disconnect Size:
200 amps

Distribution Panel:
Breakers

System Grounding:
The ground wire is attached to the plumbing system.

Distribution Wiring:
Copper Insulated in Plastic

Outlets:
15 amp outlets
20 amp outlets
GFCI Outlets

ELECTRIC INSPECTABLE ITEMS

Service Entrance:
The overall condition is acceptable.

Main Disconnect Panel:
The overall condition is acceptable.

Distribution Panel:
The overall condition is acceptable.

ELECTRIC INSPECTABLE ITEMS

Fuses / Breakers:

SAFETY - There is double tapping at the circuit breakers (or fuses). This is considered improper and potentially unsafe. Corrective action is needed by qualified electrician.



Picture Date:2/26/2015

System Grounding:

The overall condition is acceptable.

Distribution Wiring:

The overall condition is acceptable.

Outlets:

The overall condition is acceptable.

Switches:

REPAIR or REPLACE - There are switches present that do not appear operational or functioning properly. It is beyond the scope to determine why these switches are not working. I recommend you contact a qualified electrician to mitigate the issue.



Picture Date:2/26/2015

ELECTRIC INSPECTABLE ITEMS

Lights:

SAFETY - Damaged light fixtures are present. This is an increased electrical shock / fire hazard. Appropriate corrective action is recommended by a qualified electrician.



Picture Date:2/26/2015

Ceiling Fans:

The overall condition is acceptable.

Smoke Detectors:

INFORMATION - Smoke detectors that are over 10 years old are considered to be unreliable and past their expected service life. Based on the age of this home and the appearance of the smoke detector(s), it is likely that they are older than 10 years old and replacement is recommended.

SAFETY - There are smoke detectors present that are not working. It is beyond the scope to determine why these smoke detectors are not working. Appropriate corrective action is recommended by a qualified professional.



Picture Date:2/27/2015

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. NOTE : The Illinois State Law Requires Carbon Monoxide Detectors Located within Fifteen feet of all bedrooms.

HEATING

HEATING LIMITATIONS

Limitations:

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

HEATING DESCRIPTIONS

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

Gas Piping:

The overall condition is acceptable.

Primary Control:

The overall condition is acceptable.

Gas Valve:

The overall condition is acceptable.

Pilot Light:

The overall condition is acceptable.

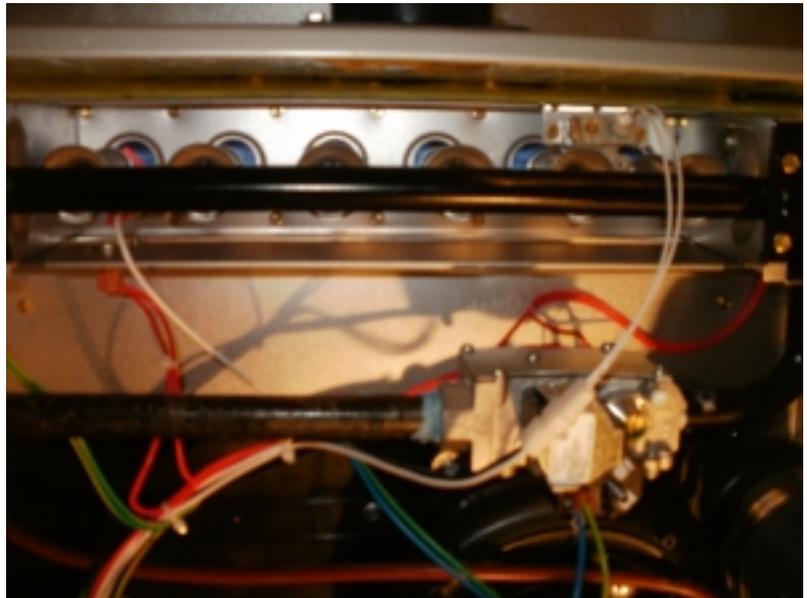
Heat Shield:

The overall condition is acceptable.

HEATING INSPECTABLE ITEMS

Gas Burner:

The overall condition is acceptable.



Picture Date:2/27/2015

Vent:

SAFETY - The heating equipment is a high efficiency appliance that utilizes a PVC direct vent exhaust pipe. The PVC vent does not have a cover on it. This increases the potential for nesting birds etc. Nests can cause exhaust fumes to enter the house. Exhaust fumes can contain carbon monoxide. Carbon monoxide is an odorless, colorless gas that can cause illness, poisoning and death. Appropriate corrective action is recommended by a qualified HVAC contractor.



Picture Date:2/27/2015

Combustion Air:

The overall condition is acceptable.

Clearance From Combustibles:

The overall condition is acceptable.

Induced Draft Fan:

The overall condition is acceptable.

Thermostat:

The overall condition is acceptable.

Heat Exchanger:

DISCLAIMER - This component was unable to be inspected.

HEATING INSPECTABLE ITEMS

Blower Fan:

The overall condition is acceptable.

Filter:

The overall condition is acceptable.

Ductwork:

The overall condition is acceptable.

Pipes:

The overall condition is acceptable.

Electric Wiring:

The overall condition is acceptable.

Chimney Liner:

DISCLAIMER - This component was unable to be inspected.

COOLING

COOLING LIMITATIONS

Limitations:

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I cannot be responsible for any defects that I cannot inspect.

COOLING DESCRIPTIONS

Type of System:
Air to Air

Cooling Capacity:
4 Ton

Approximate Age:
The unit is in its second quarter of its expected life span

COOLING INSPECTABLE ITEMS

Outdoor Coil:
The overall condition is acceptable.

Indoor Coil:
DISCLAIMER - This component was unable to be inspected.

Compressor:
DISCLAIMER - This component was unable to be inspected.

Refrigerant Lines:
The overall condition is acceptable.

Condensate Drain:
The overall condition is acceptable.

Outdoor Fan:
DISCLAIMER - This component was unable to be inspected.

Whole House Fan:
DISCLAIMER - This component was not present or able to be inspected.

Evaporative Cooler:
DISCLAIMER - This component was unable to be inspected.

PLUMBING

PLUMBING LIMITATIONS

Limitations:

DISCLAIMER- The home has been winterized, There is no water at time of Inspection.



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PLUMBING DESCRIPTIONS

Water Heater:
Conventional Gas Fired

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

PLUMBING INSPECTABLE ITEMS

PLUMBING INSPECTABLE ITEMS

Water Heater:

REPAIR or REPLACE - Based on its age, it is my opinion that the water heater is at or beyond its useful life and should be replaced.



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Service Piping Into House:

The overall condition is acceptable.

Supply Piping:

DISCLAIMER - This component was unable to be inspected.

Water Flow (Functional Flow):

DISCLAIMER - This component was unable to be inspected.

Waste Piping:

DISCLAIMER - This component was unable to be inspected.

Venting:

The overall condition is acceptable.

Sump Pump:

The overall condition is acceptable.

Outdoor Spigots:

DISCLAIMER - This component was unable to be inspected.

PLUMBING INSPECTABLE ITEMS

Sinks:

DISCLAIMER - This component was unable to be inspected.

REPAIR or REPLACE - The sink drain trap is taped up or otherwise fitted with a temporary repair. The damaged trap should be replaced by a qualified plumber.

REPAIR or REPLACE - Mechanical / physical damage is present. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.



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Toilets:

DISCLAIMER - This component was unable to be inspected.

PLUMBING INSPECTABLE ITEMS

Bathtubs:

DISCLAIMER - This component was unable to be inspected.

REPAIR or REPLACE - Mechanical / physical damage is present. The fixture may fail causing malfunction or usage problems. This can result in damage to the fixture or the building. Water damage can result in damages and deterioration of plaster, drywall, flooring and other finished surfaces. It can cause structural problems and lead to mold. Appropriate corrective action is recommended by a qualified plumber.



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Showers:

DISCLAIMER - This component was unable to be inspected.

Kitchen Sink:

DISCLAIMER - This component was unable to be inspected.

INTERIOR

INTERIOR LIMITATIONS

% of Foundation Not Visible:

INFORMATION - The entire inside of the foundation was visible for inspection.

Limitations:

DISCLAIMER - The security system is not part of the home inspection standards of practice.

INTERIOR DESCRIPTIONS

Major Floor Finishes:

Ceramic
Hardwood Flooring
Carpeting

Major Wall Finishes:

Drywall

Major Ceiling Finishes:

Drywall

Exterior Doors:

Metal

Interior Doors:

WOOD - The interior doors are hollow core wood.

Fireplaces:

Masonry

INTERIOR INSPECTABLE ITEMS

Major Floor Finishes:

The overall condition is acceptable.

INTERIOR INSPECTABLE ITEMS

Major Wall Finishes:

REPAIR or REPLACE - Water stains, deterioration or similar is present. This generally indicates some type of water / moisture entry. This inspection cannot determine its source or if it is active.

Troubleshooting the cause and appropriate corrective action is recommended by a qualified contractor.

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.

REPAIR or REPLACE - There are water stains on the ceiling and/or walls. This inspection cannot determine if a water leak is active or not, and cannot determine its exact cause. Water leakage into walls and ceilings causes various damage and deterioration and can lead to mold issues. Troubleshooting and appropriate corrective action is needed by a qualified contractor.



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INTERIOR INSPECTABLE ITEMS

Major Ceiling Finishes:

REPAIR or REPLACE - Water stains, deterioration or similar is present. This generally indicates some type of water / moisture entry. This inspection cannot determine its source or if it is active. Troubleshooting the cause and appropriate corrective action is recommended by a qualified contractor.

REPAIR or REPLACE - Typical cracks, blemishes, nail pops and similar are present. In my opinion these are common conditions and are likely to be cosmetic. Repair is recommended to obtain a better quality finish but will not likely affect performance.



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INTERIOR INSPECTABLE ITEMS

Windows:

SAFETY - There are windows that are not operational. In my opinion this prevents use and prevents natural ventilation but perhaps more important is that it prevents an escape route in the event of an emergency. Repairs are recommended by a qualified contractor.

REPAIR or REPLACE - Bare wood is showing. It is my opinion that the windows are in need of paint or stain. I recommend that you contact a reputable handyman or painter to mitigate this issue.

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.



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INTERIOR INSPECTABLE ITEMS

Exterior Doors:

The overall condition is acceptable.

Interior Doors:

The overall condition is acceptable.

Fireplaces:

SAFETY - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.

SAFETY - The steel damper is missing, damaged or otherwise not functional. This can affect the operation of the fireplace and allow animals and weather to enter the home. Appropriate correction action is recommended by a qualified chimney sweep.



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Below Grade Leakage:

SAFETY - Indicators such as stains or deterioration is present at various sections of the lower level of this home. This generally indicates some form of unwanted water entry such as seepage, leakage, flooding, drain back up or similar. This inspection cannot determine which. This inspection cannot determine how severe unwanted water entry may be in the future. Consultation with a qualified flood control and waterproofing contractor is recommended to determine the cause and remedy. Appropriate corrective action is recommended.



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INTERIOR INSPECTABLE ITEMS

Cabinets:

REPAIR or REPLACE - Loose 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.



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INTERIOR INSPECTABLE ITEMS

Interior Trim Work:

REPAIR or REPLACE - Loose or missing 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.

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.



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INTERIOR INSPECTABLE ITEMS

Staircase:

SAFETY - The railing(s) at the stairs is loose. This is an increased fall hazard. Appropriate corrective action is needed by a qualified contractor.



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Closet:

Replace - Some of the closet shelves are missing or damaged.



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INSULATION

INSULATION LIMITATIONS

Limitations:

DISCLAIMER - 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 cannot be responsible for defects that are not visible from this area.

INSULATION DESCRIPTIONS

Main Attic:

Fiberglass

Second Attic:

Fiberglass

Walls:

I am unable to gain entry into walls

Vapor Barrier:

Kraft Paper

Roof Ventilation:

Roof Vents

INSULATION INSPECTABLE ITEMS

Main Attic:

The overall condition is acceptable.



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Air Barrier:

The overall condition is acceptable.

Vapor Barrier:

The overall condition is acceptable.

Roof Ventilation:

The overall condition is acceptable.

Hatch:

The overall condition is acceptable.

Pipes:

The overall condition is acceptable.

INSULATION INSPECTABLE ITEMS

Ductwork:

The overall condition is acceptable.

APPLIANCES

APPLIANCES LIMITATIONS

Limitations:

DISCLAIMER - 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

Range:

The range operates with gas.

Oven:

The oven operates with electric.

APPLIANCES INSPECTABLE ITEMS

Range:

REPAIR or REPLACE - Some of the burners are not working. An appliance repair person should be contacted to make repairs to the range.



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Oven:

The overall condition is acceptable.

APPLIANCES INSPECTABLE ITEMS

Exhaust Vents:

REPAIR or REPLACE - The exhaust vent is loud while running. This can be because it is dirty or it can mean the motor is worn and needs to be replaced. An appliance repair person should be contacted to mitigate the issue.

REPAIR or REPLACE - The exhaust fan is not operating when tested.



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Dishwasher:

DISCLAIMER - This component was unable to be inspected.

Refrigerator:

DISCLAIMER - This component was not present or able to be inspected.

Clothes Washer:

DISCLAIMER - This component was not present or able to be inspected.

Clothes Dryer:

DISCLAIMER - This component was not present or able to be inspected.

ENVIRONMENTAL

ENVIRONMENTAL INSPECTABLE ITEMS

Mold:

SAFETY - This inspection excludes all environmental conditions. However, discolored building materials are present and in my opinion may be mold. Mold can create an indoor air problem and is considered by some to be a health hazard. Appropriate mold mitigation is recommended by a qualified contractor. Additionally, if there is mold there is a water / moisture problem. Evaluation and corrective action of the water entry or moisture problem is needed by a qualified contractor.



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ENVIRONMENTAL INSPECTABLE ITEMS



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