

Summary



HomeOwner Services, Inc.

**1431 E Jonquil Circle
Arlington Heights, IL 60004
847-749-3444**

Customer

Mr. Sample Report

Address

Practice Street
Anytown IL 60003

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

1. Roofing

General Summary

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Minor Condition \$250 - \$500

(1) There appears to be some spalling on the brick chimney surface, top 2-4 courses. If the underlying cause is not addressed, the deterioration can continue, leading to increased repair costs. You should have a masonry specialist or licensed chimney sweep evaluate this condition and make corrections if needed. This condition can sometimes be caused by excess moisture or condensation from the interior of the chimney or from cracks in the chimney crown. See Article 1B.02 for more information.

(2) There is no chimney cap on the terra cotta flue, however, the flue is covered with a screen. Lack of a cap will allow water to enter the chimney. I recommend the unsightly screen be removed and a cap be installed by a qualified contractor before winter.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Minor Condition

Some of the downspouts empty too close to the building. This will cause erosion or excess moisture to enter the foundation. I recommend they be extended to a minimum of 3 feet from the foundation. See article 36.06 for additional information.

2. Exterior

General Summary

2.1 WALL CLADDING, MASONRY, FLASHING AND TRIM**Inspected, Informational Condition**

There appear to have been some masonry repairs to the back of the home, I recommend you ask the seller why they were made and if there is a warranty associated with the repairs.

2.4 DECKS, BALCONIES, STOOPS, STEPS, FENCES, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**Inspected**

(1) The concrete patio is cracked and settled slightly toward the home. This could cause moisture to seep down and through the foundation over time. I recommend further evaluation of the patio by a concrete contractor to determine the cost of repair or replacement of the concrete. Also, the sidewalk along the garage has also settled toward the foundation slightly. Mudjacking may be an option as well. See Article 1C.55 for more information.

(2) The height of the step from the sidewalk to the front stoop is a little less than 9 inches. Normal step height is 7 1/4 inches, The additional height creates a tripping hazard. I recommend further evaluation and repair by a qualified contractor. The step height was caused by the settling of the concrete sidewalk. I recommend mudjacking to raise the sidewalk. See Article 1C.55 for additional information.

You can contact CRC of Illinois, Paul Peterson at 847-963-0300 or Randy Michaels from American Mudjacking at 847-459-0517

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**Inspected, Minor Condition**

(1) I recommend you drill some weep holes between some of the mortar joints in the planter on the front of the home, this will allow the water to weep out the front of the planter instead of leaking to the interior.

(2) There are typical settlement cracks in the concrete driveway. Over time, these cracks could become tripping hazards. I recommend you monitor these cracks, future repairs may be necessary. See Article 1C.24 and 2C.06 for more information.

(3) The retaining walls from the basement areaway appear to be poured concrete. These areas are susceptible to flooding if the areaway drain gets clogged with leaves. You should keep this area clean of leaves and debris at all times. I also recommend you remove the small section of carpet that could clog the drain.

3. Structural Components**General Summary****3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected, Informational Condition**

(1) There are at least 2 settlement cracks visible on the on the interior foundation walls in the crawlspace. There appears to be signs of active seepage at these cracks. I recommend repair by a qualified crack repair company. See article 1C.21 for additional information.

Contact: The Crack Team – Paul Petersen – 847-808-7500, US Waterproofing 847-303-5800 or Perma-Seal at 800-421-7325

3.1 ROOF STRUCTURE**Inspected, Not Inspected, Informational Condition**

There is a cracked rafter in the attic above the bedrooms. This could possibly cause an area of the roof to sag under heavy snow loads. I recommend further evaluation and repair by a qualified contractor before the close of escrow.

4. Garage/Carport**General Summary****4.2 GARAGE ELECTRICAL AND HEATING**

Inspected, Informational Condition

There is an unsafe extension cord with light sockets attached. It was plugged into the light fixture. I did unplug the cord but it should be thrown away before someone tries to use it.

4.3 GARAGE WALLS, CEILING AND ATTIC**Inspected, Major Condition, Informational Condition**

(1) There is flue pipe going through the garage roof that has been abandon. There is an issue with clearance to combustibles should you install a new gas heater and start using it. "B Vent" flue piping needs a minimum of 1 inch clearance to combustibles.

(2) **The pull down ladder in the garage does not operate properly and is somewhat unstable, this is a safety concern. I recommend repair or replacement by a qualified contractor.**

(3) There is some debris and some rolls of insulation in the garage attic, the insulation can be used to improve the space conditioning, however, the Kraft Paper side of the insulation should be removed or split if it is placed over existing insulation as it is considered a vapor barrier. See Article 1C.03 and 9D for addition information.

4.4 GARAGE FLOOR**Inspected**

The concrete flooring has typical cracks that should not pose a problem. I recommend they be sealed periodically in the fall. An excellent crack filler product that can be purchased at a local hardware store is Liquid Cement Crack Filler by DAP.

5. Electrical System**General Summary****5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS****Inspected, Minor Condition, Informational Condition**

(1) The main service panel is located in the laundry/mechanical room, the main service disconnect is located in the main service panel.

(2) There is no room for additional circuits in the main distribution panel. If you plan to add new circuits, a larger or additional panel will be needed. I recommend further evaluation by a licensed electrician.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Inspected, Informational Condition**

(1) This is a Federal Pacific "Stab-Lok" brand panel. These panels have proven to be unreliable. The breakers can fail to operate when needed and can overheat at the connection between the circuit breaker and the bus bar, leading to an electrical fire. You should have this panel evaluated by a qualified electrician. See Articles 5A.00, 5A.01 and 5C.67 for more information. Also, the following Internet link will give you a better understanding of the FPE issues.
<http://www.inspect-ny.com/fpe/fpeid.htm>

Licensed Electricians:

George Koriath - 847-541-2697 Cell - 847-789-6590

Roger Wightman - 847-302-2665

Tony Fallico - 847-624-8262

(2) There is underground Romex wiring in the garage that runs to the pole light on the back of the patio. . This wiring is not approved for use in most of the Chicagoland area. I recommend further evaluation by a licensed electrician or local code official. See Article 5A.11 for additional information.

(3) **There are 4 breakers in the panel with double taps. Most terminals are not designed to accommodate more than one wire. This may result in a poor connection or unsafe connection. I recommend further evaluation by a local code official and repair by a licensed electrician. See Article 5C.72 for more information.**

5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Minor Condition

The ceiling fan in the master bedroom is very noisy, since it is a new fixture, it should be repaired or replaced.

6. Plumbing System**General Summary****6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Inspected, Informational Condition \$250 - \$500

(2) I was unable to identify the location of the interior shut-off valve for the conventional hose bib on the back of the home. A shut-off is needed to prevent freezing in winter. **I recommend you ask the seller where it is located** or have a licensed plumber install a frostproof hosebib which would eliminate the need for a shutoff valve, this will most likely require the removal and replacement of drywall If a valve is not located, then the pipe is freeze vulnerable in the winter. See Article 4A.00 for more information.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

There is an orphaned water heater. This happens when a new high efficiency furnace is installed leaving only the water heater to vent up the old chimney. This condition may cause poor draft and condensation in the terra cotta flue. A stainless steel chimney liner is typically recommended in these circumstances. I recommend further evaluation by a qualified plumber or local code official. See article 4C.02 and 6C.10 for additional information.

6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Major Condition

There is an open drain line in the crawl space near the sump pump. The uncovered line could allow sewer gas to enter the crawlspace, It most likely needs to be attached to a vent pipe. Drain water from the kitchen sink and disposer drain into this connection. I recommend further evaluation by a local code official and repair by a qualified plumber.

6.4 MAIN FUEL SHUT OFF (Describe Location)

Inspected, Major Condition, Informational Condition

(1) There is a gas leak at the gas shutoff valve for the water heater. This is a safety concern. I recommend further evaluation and repair by the gas company or a qualified plumber. See article 4C.28 for additional information

(2) The primary heat source is natural gas The main gas shutoff is located outside at the meter. There are separate shutoff valves for each gas appliance as well.

6.5 SUMP PUMP AND/OR EJECTOR PUMP

Inspected, Major Condition, Informational Condition

(2) The cover is missing on the sump pump. This is a safety concern with small children. Recommend a cover be installed to prevent small children and materials from accidentally getting into the pit.

7. Heating / Central Air Conditioning**General Summary****7.1 HEATING EQUIPMENT**

Inspected, Minor Condition

The interior of the furnace is covered with construction dust. I recommend the furnace be inspected and serviced in the fall by a qualified HVAC contractor. See article 6A.05 for additional information.

7.4 PRESENCE OF INSTALLED HEAT/ COOLING SOURCE IN EACH ROOM

Inspected, Minor Condition, Informational Condition

There is a central return in the main hallway. Central returns are common in older homes, they sometimes don't allow for adequate circulation in the rooms if doors are closed. You may want to have a return duct system evaluated by a professional if you find some of the rooms uncomfortable.. A licensed HVAC contractor would perform the work

8. Interiors

General Summary

8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Informational Condition

The corner cabinet in the kitchen is missing a "Lazy Susan" or rotating shelves. These are typically included with corner base cabinets. I recommend you check with the seller or the cabinet manufacturer about installing them.

8.7 INDOOR AIR QUALITY

Inspected, Informational Condition

The Radon level in the basement was 1.1 pCi/L in both the basement and above the crawl . This is below the "actionable" level of 4.0 pCi/L as determined by the Division of Nuclear Safety (DNS). I recommend periodic testing to ensure safe levels are maintained. For additional information see article 9R. A copy of the Radon report is included in the inspection package.

9. Insulation and Ventilation

General Summary

9.0 INSULATION IN ATTIC

Inspected, Minor Condition, Informational Condition

(1) There are several areas in attic above the kitchen and living rooms where the insulation is lifted or has voids around boxes and lights. This will cause significant loss of energy. I recommend further evaluation and repair by a qualified insulation contractor.

Insulation Contractors:

USA Insulation - Michael Preston 847-564-8300

Advanced Energy Services - Mike Wenzel 224-475-0290

Lange's General Insulation - 847-358-7670

Prate Installations - 847-526-6402 X225

9.4 INSULATION UNDER FLOOR SYSTEM

Inspected, Minor Condition

There is falling insulation in the crawlspace. If you decide to insulate the entire crawlspace, the vapor barrier or Kraft Paper needs to be installed toward the heated space.

10. Built-In Kitchen Appliances

General Summary

10.0 DISHWASHER

Inspected, Major Condition

The dishwasher discharge hose does not loop above the bottom of the sink and drain into a trap. This may allow sewer gas to back up into the dishwasher line or allow backed up waste water from the sink to enter the dishwasher. I recommend further evaluation and repair by a licensed plumber. See article 4C.36 for additional information.

10.1 RANGES/OVENS/COOKTOPS

Inspected, Major Condition

The kitchen range does not appear to be secured to the wall or floor with anti-tip bracket. This is a safety hazard because the range could tip over and cause burns or injury. The brackets have been shipped with all ranges since 2002. You should have the range secured to the wall according to manufacturer's recommendations.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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