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General Summary

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## General Summary

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HomeOwner Services, Inc.

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

Customer  
Mr. Tom Homebuyer

Address  
4032 N Old Mill Rd  
Brooknorth IL 60063

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.

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### 1. Roofing

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#### 1.0 ROOF COVERINGS

Major Condition

- (1) The roof appears to be 15 - 20 years old and has two layers of shingles. The roof is at the end of it's serviceable life.
- (2) There is damage to the shingles and flashings on the southeast corner of roof. It was most likely caused from the tree limbs. The fascia and soffit in this area is damaged as well. There is also a damaged shingle tab on the south roof above, I recommend further evaluation and repair by a qualified contactor before the close of escrow..
- (3) There is a split or tear on a few shingle tabs on the south roof directly above the front foyer. I recommend further evaluation by a licensed roofing contractor
- (4) There are some nail pops on the roof on one of the valleys, this could cause a leak in the roof if left open.

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Informational Condition

The chimney cap has been rebuilt recently, I recommend you ask the sellers if there is a warranty. Also, the chimney appears to be at least 30 inches wide, a "Cricket" or saddle flashing is recommended direct the water or snow away fro the back of the chimney. I

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## 1. Roofing

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recommend a cricket be installed when a new roof is installed.

### 1.3 ROOF DRAINAGE SYSTEMS

Inspected, Minor Condition

(1) The downspout and gutter on the back of the home is damaged and falling apart. I recommend repair by a qualified contractor.

(2) 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.

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## 2. Exterior

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### 2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Minor Condition, Major Condition

(1) There is a step crack on the south side of the garage starting at the foundation and running up to the top of the window. The crack appears to have been repaired in the past. It is most likely caused by water seeping under the footings because of the poor grading in the front of the home. The foundation crack also transfers into the garage where the floor has settled significantly. I recommend repair by a qualified masonry contractor and landscape architect. You may also want to have this condition evaluated by a structural engineer.

(2) The mortar between the stone window sill caps needs to be tuck pointed by a qualified contractor.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

Inspected, Major Condition

\$600 -  
\$1000

(1) The patio is uneven which has been caused by settling concrete. I recommend further evaluation and repair by a qualified contractor. Concrete leveling or mudjacking are an option or replacing the concrete is the other option .

You can contact CRC of Illinois, Paul Peterson at 847-963-0300 or Randy Michaels from American Mudjacking at 847-459-0517 for additional information on concrete leveling.

(2) The sidewalks on the west and south sides of the home are uneven causing a trip hazard. I recommend repair by concrete leveling or replacement of the concrete.

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Major Condition

(1) The grading at the south side slopes toward the foundation and the gutters empty into this area as well. This is what, I believe, is causing the foundation issues on the garage. I recommend further evaluation and repair by a landscape architect.

(2) The asphalt driveway is cracked and deteriorating, it is nearing the end of its serviceable life, I recommend repair or replacement by a qualified contractor.

(3) There are four pipes sticking out of the ground in the back yard. These are a tripping hazard and should be removed. I am unable to tell why they were installed.

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## 2. Exterior

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### 2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Minor Condition

Some of the paint is peeling on the exterior soffits and beams. I recommend repair by a qualified contractor.

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## 3. Structural Components

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### 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, Major Condition

\$350  
per  
crack

There are several foundation cracks in the basement, at least two of those are over 1/8 inch wide, one shows signs of seepage. I recommend all cracks be evaluated by a qualified crack contractor, those that need repair should be fixed.

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## 4. Electrical System

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### 4.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Major Condition

(1) There is an exterior Romex wire laying on the ground in the ground. This Romex wire most likely runs to the front yard light. The sheathing on this wire is cracked and can create a very hazardous condition when it rains. I recommend removing this wire and replacing it with an approved exterior electrical circuit.

(2) There are two black wires coming out of the foundation on the west side of the home. I am unable to determine the purpose of these wired, although they appear to be cable or phone related.

### 4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Informational Condition

Ground fault protection is not present in most of the recommended locations. The National Electric Code required GFCI's in the bath since 1976, kitchens since 1986 and outside since 1973. I recommend GFCI's be installed at all recommended areas as a safety upgrade.

### 4.9 CARBON MONOXIDE DETECTORS

Major Condition

There is no carbon monoxide detector found in home. The state of Illinois requires carbon monoxide detectors to be installed within 15 feet of every bedroom.

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## 5. Plumbing System

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### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

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## 5. Plumbing System

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Inspected, Major Condition

The hose bibb on the west side of the house is leaking, it most likely needs a new washer. I recommend repair by a qualified plumber.

### 5.4 MAIN FUEL SHUT OFF (Describe Location)

Inspected, Major Condition, Informational Condition

(1) The main fuel shut off is at gas meter outside

(2) There is a gas leak at a union on the water heater. This is a safety concern. I recommend repair by a qualified plumber of the gas company.

(3) There appears to be two gas lines on the exterior of the home coming off the gas meter on the west side. One (small black plastic line) most likely goes to the gas grill and the other line may go to the yard light. I recommend further evaluation by a qualified plumber.

### 5.5 SUMP PUMP AND/OR EJECTOR PUMP

Inspected, Informational Condition

(1) There is a battery back-up pump system installed in the basement. You should check the water level in the battery every 6 months. If low, the battery should be filled with distilled water. This pump was not tested.

(2) The discharge for the sump pump goes into the ground in a copper line. We were unable to determine where the line discharges. I recommend you ask the sellers if they know the discharge point.

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## 6. Heating / Central Air Conditioning

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### 6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected, Minor Condition

I did not operate the gas logs in the fireplace as I was unable to find the key to the gas. I recommend you ask the sellers if they know where the key is located.

### 6.7 GAS/LP FIRELOGS AND FIREPLACES

Informational Condition

There is some efflorescence on the fireplace face brick, This is an indication of moisture seeping through the chimney and liner. The problem was most likely resolved by having the chimney cap rebuilt by a professional. I recommend you ask the sellers if there is a warranty on the workmanship of the repair.

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## 7. Interiors

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### 7.0 CEILINGS

Inspected, Not Present, Minor Condition

There are stains on the ceiling in the master bedroom closet. I was unable to determine the cause, however, they were not active stains

### 7.2 FLOORS

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## 7. Interiors

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Inspected, Informational Condition

The hardwood floors were all covered with carpet, I was unable to assess the overall condition at the time of the inspection.

### 7.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Minor Condition

There were some sticky casement windows which could have been painted closed. I recommend repair by a qualified contractor.

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## 8. Insulation and Ventilation

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### 8.0 INSULATION IN ATTIC

Inspected, Minor Condition, Informational Condition

(1) The depth of the insulation is approximately 3-6 inches or R15 - R20. Current building practices require a minimum of 12-15 inches or R30 - R38 of insulation. I recommend adding an additional 8 inches of fiberglass batt insulation in the attic space above the living areas which would include covering the flooring in the attic except for the service area.

Insulation Contractors:

USA Insulation - Michael Preston 847-564-8300

Prate Installations - Rich Sicilian 847-526-6402 X225

Advanced Energy Services - Mike Wenzel 224-475-0290

(2) There is a void or hole in the attic insulation over a kitchen soffit. This will cause a loss of energy in both winter and summer months. I recommend repair by a qualified insulation contractor.

(3) There is no insulation on the attic access hatch in the hallway to the master bedroom

### 8.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Minor Condition

All 3 bath vents exhaust into the attic, I recommend they be vented through the roof when a new roof is installed. Bath vents venting into the attic will cause extra moisture to enter the attic space leading to the formation of mold in that space.

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## 10. Garage

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### 10.2 GARAGE FLOOR

Inspected, Major Condition

\$1500 - \$2500

The floor of the garage has settled toward the center. This is an indication that the base under the slab has settled excessively. I recommend further evaluation by a masonry

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## 10. Garage

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contractor or concrete Leveling contractor before the close of escrow.

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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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