



Inspection Report

Finest Client

Property Address:

222 Finest Avenue,
Champaign, IL 61820



Finest Home Inspection

**Jon Ellis Lic #450011581
711 S. Elm Blvd
Champaign, IL 61820
217-552-2700**

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Date: 9/1/2018	Time: 01:00 PM	Report ID: 10251JE2
Property: 222 Finest Avenue, Champaign, IL 61820	Customer: Finest Client	Real Estate Professional: Finest Realtor

Comment Key or Definitions

The following definitions of comment descriptions are used in this inspection report. All comments by the Inspector should be considered before purchasing this home. All costs associated with additionally needed inspections or the Repair/Replacement of components should be considered before you purchase the property.

Inspected (IN) = Inspector visually observed the item, component, or unit. If no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= Inspector did not inspect this item, made no representations of whether or not it was functioning as intended, and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home or building.

Repair or Replace (RR) = The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: Illinois	Type of building: Single Family (2-story)	Approximate Square Footage: 1900
Approximate Year of Original Construction: 1975	Inspection started at: 1pm	Inspection ended at: 4pm
Occupancy: Unoccupied, empty of furniture	Attending the Inspection: Buyer and Buyer's Agent	Weather during the Inspection: Clear
Significant precipitation in last 3 days: Yes	Temperature during inspection: Over 65 (F) = 18 (C)	Ground/Soil surface condition: Damp
Radon Test: Yes		

Repair Summary



**711 S. Elm Blvd
Champaign, IL 61820
217-552-2700**

Customer
Finest Client

Address
222 Finest Avenue,
Champaign, IL 61820

This Repair Summary is a list of items that do not function as intended, adversely affect the safety or habitability of the dwelling, or require further examination. The items in this Repair Summary are also found in the body of the report, which follows this Repair Summary. For easier reference, **Repair Summary items are in Blue Type** in both the Repair Summary and again in the body of the report. The Repair 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. The Repair Summary is not the entire report. The complete report may include additional information of concern to the Client. It is recommended that the Client read the complete report.

Roof

Chimney at Roof

Inspected, Repair/Replace

- 1 Chimney at Roof:** It appears that one of the abandoned chimney flues was plugged at some point in the past and now the weatherproofing of the plug has deteriorated. This should be sealed against water intrusion by a qualified masonry contractor. This flue was likely used to vent an older furnace.



Attic

Attic Electrical

Inspected, Repair/Replace

- 2 **Attic Electrical:** Improperly terminated wires were visible in the Attic. Wires should terminate in an approved junction box with a cover installed for safety.



Exterior Grounds

General Grounds, Grading

Inspected, Repair/Replace

- 3 **General Grounds, Grading:** There are tree branches in contact with the roofing and siding. This can quickly cause damage to the exterior of the home. All growth should be trimmed back and away from the home to prevent damage.

Deck

Inspected, Repair/Replace

- 4 **Deck:** Deck boards require additional fastening and repairs and should be examined by a qualified contractor for costs and options of all needed repairs.



Exterior Walls

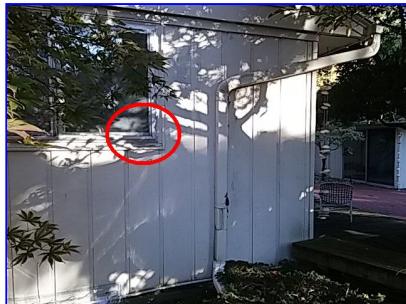
Window Exteriors

Inspected, Repair/Replace

- 5 **Window Exteriors:** The wood frames at the Basement windows require priming, caulking, and painting to protect the condition of the wood.



- 6 **Window Exteriors:** The window sills at the West side of the home are weathered and deteriorated and require repair.



Eaves, Soffits, Fascia

Inspected, Repair/Replace

- 7 **Eaves, Soffit, Fascia:** There is some damage to the fascia trim at the South side of the Garage that may be related to past Wood Destroying Organism (WDO) activity. The inspector did not observe any active signs of insects. Repair of the fascia trim will be necessary to prevent damage from moisture intrusion.



- 8 **Eaves, Soffit, Fascia:** There is a loose area of soffit at the West side of the home that requires additional securing to help prevent pest intrusion.



Exterior Wall Penetrations

Inspected, Repair/Replace

- 9 **Exterior Wall Penetrations:** Exterior wall penetration had gaps that should be sealed to prevent moisture and pest intrusion.



Garage

Vehicle Doors

Inspected, Repair/Replace

- 10 **Vehicle Doors:** The Garage vehicle door failed to reverse when a reasonable amount of resistance was applied. This is a simple adjustment that can be made by hand on the back of the Garage opener motor. This is a safety concern, especially for small children and pets, and should be corrected.

Plumbing

Gas Water Heater

Inspected, Repair/Replace

- 11 **Gas Water Heater:** The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. A properly-configured TPR discharge pipe should be installed by a qualified plumbing contractor.

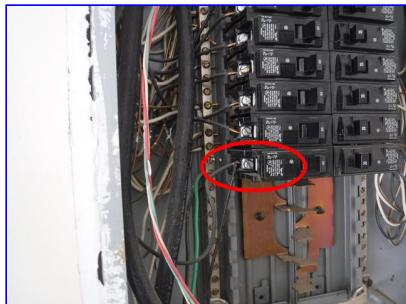


Electrical

Service Panel Wiring

Inspected, Repair/Replace

- 12 **Service Panel Wiring:** There is a "double-tapped" circuit in the electric panel. This is a condition where more than one hot wire is connected to a circuit breaker designed for only one wire. This should be corrected by a qualified electrician.



Heating

Fireplace

Inspected, Repair/Replace

- 13 Fireplace:** Inspection of the entire chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof and fireplace, a full, accurate evaluation of the flue condition would require the services of a chimney specialist. Because the accumulation of flammable materials in the flue is a natural result of the wood-burning process, the Inspector recommends having the chimney cleaned and inspected prior to use and serviced on an annual basis by a qualified contractor.

Interior

Windows and Skylights

Inspected, Repair/Replace

- 14 Windows and Skylights:** The Inspector found active water leaks at the two skylights in the Family Room. The source of the leaks should be identified and corrected by a qualified contractor.



Smoke and Carbon Monoxide Detectors

Inspected, Repair/Replace

- 15 Smoke and Carbon Monoxide Detectors:** Carbon monoxide detectors were not installed at all required locations. Effective January 1, 2007, every Illinois home that uses fossil fuel to cook, heat, or produce hot water, or is connected to an enclosed garage, is required to have at least one carbon monoxide (CO) detector in operating condition within 15 feet of every room used for sleeping. Inspector recommends that one be installed at all required locations in accordance to the manufacturer's instructions.

Bathrooms

Toilet

Inspected, Repair/Replace

- 16** **Toilet:** The toilet connection to the floor was loose at the Hall Bathroom. No leakage or related damage was observed at time of inspection. The toilet should be secured to the floor to help prevent leakage and premature failure of the wax seal.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jon Ellis

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Styles & Materials

Method of inspection:

Walked the roof

The roof style was:

Gable

Primary roof-covering type:

Architectural Fiberglass Asphalt
Shingle

Drainage system description:

Gutters and downspouts installed

Chimney flue material:

Tile

		IN	NI	NP	RR
1.0	Roof Structure Exterior	•			
1.1	Roof Flashing	•			
1.2	Roof Drainage System	•			
1.3	Plumbing and Combustion Vents, Roof Penetrations	•			
1.4	Chimney at Roof	•			•
1.5	Asphalt Composition Shingle	•			
		IN	NI	NP	RR

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Comments:

1.0 Roof Structure Exterior: Views from the roof


1.2 Roof Drainage System: Some of the gutters had areas with leaves and debris. Debris in gutters add extra weight which may cause gutters to pull loose. This also blocks drainage at downspouts, can cause damage to fascia and roof decking, and allows gutters to overflow next to the home's foundation. The inspector recommends cleaning the gutters and keeping gutters free of debris. Going forward, adding leaf screens to the gutters might help with this ongoing maintenance issue.

1.4 Chimney at Roof: View of the chimney.



1.4 Chimney at Roof: There are a few cracks in the concrete chimney crown that have had sealant applied in the past and will require re-application of sealant in the future as a maintenance item to prevent water intrusion which can damage the brick.



1.4 Chimney at Roof: It appears that one of the abandoned chimney flues was plugged at some point in the past and now the weatherproofing of the plug has deteriorated. This should be sealed against water intrusion by a qualified masonry contractor. This flue was likely used to vent an older furnace.



2. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes).

Styles & Materials

Attic inspected from:

Inside the attic

Attic thermal insulation material: Approximate attic thermal insulation depth:

Fiberglass Batt

insulation depth:

Blown-in Cellulose

8-12 inches

Roof structure ventilation device type:

Gable vents

Roof Framing Type:

Conventional Framing- dimensional lumber

Roof Sheathing Material:

Wood boards

Soffit vents

		IN	NI	NP	RR
2.0	Attic Access	•			
2.1	Roof Framing (from attic)	•			
2.2	Roof Sheathing	•			
2.3	Roof Structure Ventilation	•			
2.4	Attic Electrical	•			•
2.5	Attic Insulation	•			
		IN	NI	NP	RR

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Comments:

2.2 Roof Sheathing: Roof sheathing had areas of discoloration that appear to be the result of past roof leakage. Although the Roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected. The Inspector recommends monitoring for any signs of future leaking.



2.4 Attic Electrical: Improperly terminated wires were visible in the Attic. Wires should terminate in an approved junction box with a cover installed for safety.



2.5 Attic Insulation: The attic floor insulation depth averaged approximately 8 to 10 inches. A more ideal depth for this type of insulation would be about 14-16 inches. As an improvement, you may consider additional insulation in the attic to help with energy conservation, lower humidity levels in the attic, and improved general comfort in the home.

3. Exterior Grounds

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing, or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material:

Concrete

Walkway Materials:

Concrete

		IN	NI	NP	RR
3.0	Driveway	•			
3.1	Walkways	•			
3.2	General Grounds, Grading	•			•
3.3	Porch	•			
3.4	Exterior Stairs/Steps	•			
3.5	Deck	•			•
3.6	Patio	•			
		IN	NI	NP	RR

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Comments:

3.0 Driveway: Common cracks were visible in the driveway at the time of the inspection. Some cracks exceeded $\frac{1}{4}$ inch and should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

3.2 General Grounds, Grading: There are tree branches in contact with the roofing and siding. This can quickly cause damage to the exterior of the home. All growth should be trimmed back and away from the home to prevent damage.

3.2 General Grounds, Grading: Vegetation is in contact with the house exterior at several locations. Vegetation close to the foundation and exterior walls will limit ventilation, trap moisture, and encourage insects to migrate into the building structure. This can also cause physical damage to siding, trim, and windows over time. The vegetation should be trimmed away from the home to help prevent these issues.

3.2 General Grounds, Grading:

The home had areas of neutral or negative drainage that may route rainfall towards the foundation. Water near the foundation can cause damage to the foundation from soil movement and cause water intrusion into Crawlspace and Basements. The ground should slope away from the home a minimum of $\frac{1}{4}$ -inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be regraded to improve drainage near the foundation.



3.5 Deck: Deck boards require additional fastening and repairs and should be examined by a qualified contractor for costs and options of all needed repairs.



3.5 Deck: The Inspector recommends treating the deck with a stain/sealer to increase the longevity of the decking material and to reduce the likelihood of slipping.

4. Exterior Walls

Styles & Materials

Exterior wall-covering

Material:

Brick

Wood Panel Siding

		IN	NI	NP	RR
4.0	Door Exteriors	•			
4.1	Window Exteriors	•			•
4.2	Exterior Trim	•			
4.3	Eaves, Soffits, Fascia	•			•
4.4	Exterior Wall Penetrations	•			•
4.5	Wood Siding	•			
4.6	Brick exterior	•			
		IN	NI	NP	RR

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Comments:

4.0 Door Exteriors: One of the sliding doors at the finished room adjoining the garage is missing a locking hasp and will require an alternative method of locking/securing.

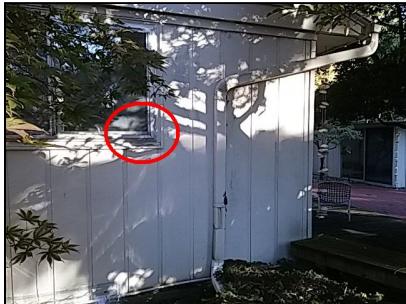
4.1 Window Exteriors: As a maintenance item, the caulk joints between the windows, trim, and siding will require annual checking and re-caulking when needed to help prevent moisture intrusion.



4.1 Window Exteriors: The wood frames at the Basement windows require priming, caulking, and painting to protect the condition of the wood.



4.1 Window Exteriors: The window sills at the West side of the home are weathered and deteriorated and require repair.



4.3 Eaves, Soffit, Fascia: There is some damage to the fascia trim at the South side of the Garage that may be related to past Wood Destroying Organism (WDO) activity. The inspector did not observe any active signs of insects. Repair of the fascia trim will be necessary to prevent damage from moisture intrusion.



4.3 Eaves, Soffit, Fascia: There is a loose area of soffit at the West side of the home that requires additional securing to help prevent pest intrusion.



4.4 Exterior Wall Penetrations: Exterior wall penetration had gaps that should be sealed to prevent moisture and pest intrusion.



5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Main Floor Structure:

Plywood sheathing over wood joists

Foundation Configuration:

Basement/Crawlspace Combination

Foundation Method/Materials:

Concrete Masonry Unit (CMU) foundation walls

Main Floor Structure-
Intermediate Support:

Steel girder
Steel Posts

Exterior Wall Structures:

Conventional 2x4 Wood Frame

Typical Ceiling Structure:

Drywall attached to dimensional lumber ceiling joists

Method used to Inspect
Crawlspace:

Inspector entered the crawlspace

		IN	NI	NP	RR
5.0	Exterior Wall Construction	•			
5.1	Floor Structure	•			
5.2	Foundation	•			
5.3	Basement	•			
5.4	Crawlspace	•			
		IN	NI	NP	RR

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Comments:

5.2 Foundation: Some signs of past water intrusion were seen in the foundation walls at the Basement. The inspector recommends improving the drainage of rain water around the perimeter of the foundation and monitoring the Basement after heavy rains.



6. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage.

Styles & Materials

Garage Vehicle Door Type:	Number of Vehicle Doors:	Number of Automatic Openers:
Double	1	1

Vehicle Door Automatic Reverse:

Photosensor installed and operating correctly
Failure to reverse against resistance

		IN	NI	NP	RR
6.0	Vehicle Doors	•			•
6.1	Conventional Doors	•			
6.2	Floors	•			
6.3	Walls	•			
6.4	Ceiling	•			
6.5	Fire Separation	•			
6.6	Garage Electrical	•			
6.7	Attic	•			
6.8	Roof Framing	•			
		IN	NI	NP	RR

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Comments:

6.0 Vehicle Doors: The Garage vehicle door failed to reverse when a reasonable amount of resistance was applied. This is a simple adjustment that can be made by hand on the back of the Garage opener motor. This is a safety concern, especially for small children and pets, and should be corrected.

7. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

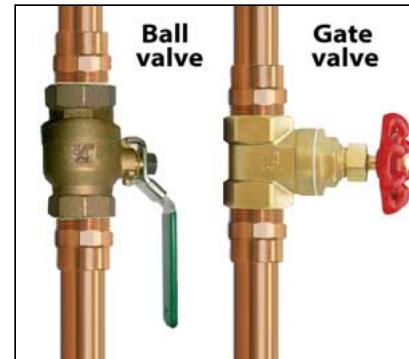
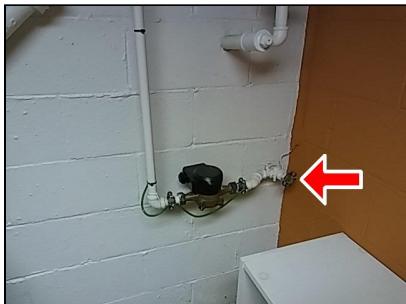
Water Heater Manufacturer: GSW	Water Heater Date of Manufacture: 1999	Water Heater Tank Capacity: 50 gallons
Water Supply Source: Public Water Supply	Water Heater Fuel Type: Gas	Water Heater Type: Tank (conventional)
Main Water Supply Pipe: 3/4-inch Copper	Water Distribution Pipes: 1/2-inch and 3/4-inch copper 1/2 and 3/4-inch galvanized steel	Distribution Pipe Bonding: Pipes were bonded
Sewage System Type: Public	Drain Waste and Vent Pipe Materials: Polyvinyl Chloride (PVC) Cast Iron Galvanized Steel	Gas Pipe Material: Black Steel
Type of Gas: Natural Gas	Sump Pump: An operable sump pump was installed	

		IN	NI	NP	RR
7.0	Water Shut-Off Location	•			
7.1	Water Supply and Distribution	•			
7.2	Exterior Plumbing	•			
7.3	Sewage and Drain, Waste, Vent Systems	•			
7.4	Main Fuel Shut-Off (location)	•			
7.5	Gas System (distribution/piping)	•			
7.6	Gas Water Heater	•			•
7.7	Sump Pump	•			
		IN	NI	NP	RR

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Comments:

7.0 Water Shut-Off Location: The water meter and water shut-off valve for the home are located in the Northwest corner of the Basement. The older gate valves become less reliable over time. As an improvement, you may consider upgrading to a ball valve in the future.



7.1 Water Supply and Distribution: The visible water distribution pipes were a combination of 1/2-inch and 3/4-inch galvanized steel. Galvanized pipes are no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. The inspector did not observe any problems with the water pressure or flow rate at the time of inspection. Some of these lines may require repair/replacement in the future.

7.4 Main Fuel Shut-Off

Location: The natural gas meter and gas shut off valve are located at the North side of the house. The gas is turned off by rotating the valve 1/4 turn until the lock-holes align.



7.6 Gas Water Heater: The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. A properly-configured TPR discharge pipe should be installed by a qualified plumbing contractor.



7.7 Sump Pump: The home had an operable sump pump installed. Sump pumps are installed to prevent rising ground-water from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. The pumps can be tested by lifting the float, but to avoid potential shock/electrocution hazard, testing should be performed using a tool which will not conduct electricity.

7.7 Sump Pump: As an improvement, you may consider the addition of a back-up sump pump and high water alarm in case of a power outage or primary pump failure.

8. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop, conductors, weatherhead, service mast, electric meter exterior, service panel and sub-panels, service and equipment grounding, system and component bonding, visible branch wiring, receptacles (representative number), switches, and lighting.

Styles & Materials

Electrical Service Conductors:

Overhead service
120/240 volt service

Service Panel Ampacity:

100 amps

Service Panel Type:

Load Center

Service Panel Manufacturer:

Square D

Service Disconnect Location:

At Service Panel

Service Disconnect Type:

Breaker

Service Grounding Electrode:

Water pipe

Type of Branch Wiring:

Romex

Older Non-Metallic Cable

Ground Fault Circuit Interruptor (GFCI) Circuit Breakers:

NO

Arc Fault Circuit Interruptor
(AFCI) Circuit Breakers:

NO

		IN	NI	NP	RR
8.0	Electric Service (Service Drop, Drip Loop, Splice, Attachment, Mast, and Weatherhead)	•			
8.1	Service Entrance Conductors	•			
8.2	Service Panel (Location of Disconnect)	•			
8.3	Service Panel Cabinet, Ampacity, and Cover	•			
8.4	Service Panel Wiring	•			•
8.5	Circuit Breakers/Fuses	•			
8.6	Service Grounding Electrode System & Service Bond	•			
8.7	Branch Circuits	•			
8.8	Exterior Electrical Receptacles	•			
8.9	Interior Electrical Receptacles	•			
8.10	Switches	•			
8.11	Lighting	•			
8.12	Doorbell	•			
		IN	NI	NP	RR

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Comments:

8.2 Service Panel (Locating of Disconnect): The electric service panel and 100 AMP disconnect breaker are located in the Basement closet.



8.4 Service Panel Wiring: There is a "double-tapped" circuit in the electric panel. This is a condition where more than one hot wire is connected to a circuit breaker designed for only one wire. This should be corrected by a qualified electrician.



8.8 Exterior Outlet Receptacles: The outlet receptacles outside the Garage are GFCI (ground fault circuit interrupter) protected by the GFCI outlet in the Garage. If these outside outlets trip, they must be reset at the GFCI outlet in the Garage.

8.8 Exterior Outlet Receptacles: Not all of the exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected. While not required at the time of construction, the Inspector recommends upgrading the remaining receptacles with GFCI protection, installed in weather-protected covers to avoid potential shock or electrocution hazard.

9. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type:	Heating System Brand:	Energy Source:
Gas-fired Furnace (high efficiency)	Bryant	Natural gas
	Extra Info : Manufactured 2008	
Number of Heat Systems (excluding wood):	Heating/Cooling Ducts:	Air Filter:
One	Partially insulated Possible asbestos tape	Disposable
Filter Size:	Air Filter Location:	
Media Filter 20x25x5	Behind sliding panel at furnace	

		IN	NI	NP	RR
9.0	Presence of installed heat source in each room	•			
9.1	Furnace	•			
9.2	Filter condition	•			
9.3	Heating/Cooling Ducts	•			
9.4	Thermostat	•			
9.5	Fireplace	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

9.5 Fireplace: Inspection of the entire chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof and fireplace, a full, accurate evaluation of the flue condition would require the services of a chimney specialist. Because the accumulation of flammable materials in the flue is a natural result of the wood-burning process, the Inspector recommends having the chimney cleaned and inspected prior to use and serviced on an annual basis by a qualified contractor.

10. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature has been below 60 degrees for the 24 hours before the inspection.

Styles & Materials

Number of cooling systems (excluding window AC):	Cooling System Manufacturer:	Cooling System Type:
One	Bryant	Split System (indoor and outdoor components)
Cooling Equipment Energy Source:	Temperature differential::	Extra Info : Manufactured 2008
Electricity	Acceptable: withing 14-22 deg. F	

		IN	NI	NP	RR
10.0	Central Air Conditioner	•			
10.1	Presence of installed cooling source in each room	•			
		IN	NI	NP	RR

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11. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings:

Drywall
Composite Veneer Panel

Floor Covering Materials:

Carpet
Tile
Laminate Flooring
Wood

Interior Doors:

Wood Hollow Core

Window Material:

Wood

Window Glazing:

Single-pane

Window Operation:

Sliding

Smoke/CO Detectors:

Additional smoke detectors recommended
Additional Carbon Monoxide Detectors Needed

		IN	NI	NP	RR
11.0	Doors	•			
11.1	Windows and Skylights	•			•
11.2	Floors	•			
11.3	Walls	•			
11.4	Ceilings	•			
11.5	Interior Trim	•			
11.6	Stairs/Steps	•			
11.7	Smoke and Carbon Monoxide Detectors	•			•
		IN	NI	NP	RR

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Comments:

11.0 Doors: The closet door at Northwest Bedroom and the door to Southeast Bedroom require adjustment for better operation.

11.1 Windows and Skylights:

The Inspector found active water leaks at the two skylights in the Family Room. The source of the leaks should be identified and corrected by a qualified contractor.



11.3 Walls: The inspector observed common cracks in the walls and ceilings from typical settling that appear to be a cosmetic item and not a structural or moisture concern.

11.7 Smoke and Carbon Monoxide Detectors: Smoke and Carbon Monoxide detectors should have their batteries changed and be tested before anyone moves in.

11.7 Smoke and Carbon Monoxide Detectors: The Inspector recommends installation of additional smoke detectors to provide improved fire protection to sleeping areas. Although not required at the time of construction, current safety standards require a smoke detector inside each bedroom, along with a smoke detector outside the bedrooms.

11.7 Smoke and Carbon Monoxide Detectors: Carbon monoxide detectors were not installed at all required locations. Effective January 1, 2007, every Illinois home that uses fossil fuel to cook, heat, or produce hot water, or is connected to an enclosed garage, is required to have at least one carbon monoxide (CO) detector in operating condition within 15 feet of every room used for sleeping. Inspector recommends that one be installed at all required locations in accordance to the manufacturer's instructions.

12. Bathrooms

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Styles & Materials

Exhaust Fans:

Fan with light

		IN	NI	NP	RR
12.0	Floors, Walls, and Ceilings	•			
12.1	Doors and Windows	•			
12.2	Electrical Receptacles, Switches, and Lighting	•			
12.3	Ventilation	•			
12.4	Sinks and Cabinets	•			
12.5	Toilet	•			•
12.6	Bathtub and Shower	•			
		IN	NI	NP	RR

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Comments:

12.5 Toilet: The toilet connection to the floor was loose at the Hall Bathroom. No leakage or related damage was observed at time of inspection. The toilet should be secured to the floor to help prevent leakage and premature failure of the wax seal.

12.6 Bathtub and Shower: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets: Veneer/Plywood	Countertop Material: Laminate	Range: Electric
Range/Oven Brand: Kenmore	Range Hood: Vents to exterior Fan Operable	Dishwasher: Present, Inspected
Dishwasher brand: Kenmore	Dishwasher Anti-siphon method: High loop required	Garbage Disposal brand: InSinkErator
Refrigerator: Inspected	Refridgerator Brand: General Electric	

		IN	NI	NP	RR
13.0	Floors, Walls, and Ceilings	•			
13.1	Receptacles, Switches, Lighting	•			
13.2	Countertops	•			
13.3	Cabinets	•			
13.4	Kitchen Sink	•			
13.5	Range and Range Hood	•			
13.6	Garbage Disposal	•			
13.7	Dishwasher	•			
13.8	Refrigerator	•			
		IN	NI	NP	RR

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Comments:

13.1 Receptacles, Switches, Lighting: Electric receptacles in the Kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, the inspector recommends changing out the receptacles that are in proximity to water. All work should be performed by a qualified electrician.

13.4 Kitchen Sink: No water shut-offs were installed in the cabinet beneath the kitchen sink. This condition will complicate faucet repairs. The Inspector recommends having hot and cold water shut-offs installed. All work should be performed by a qualified contractor.

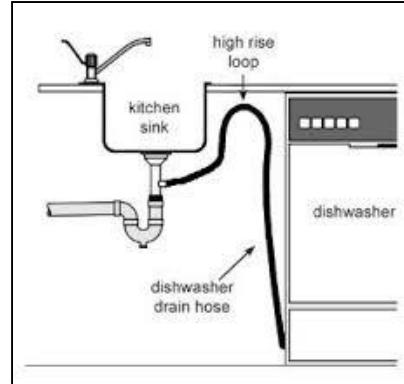
13.5 Range and Range Hood:

The inspector recommends installing a hardware cloth barrier around the opening in the kitchen exhaust hood on the roof to prevent pest intrusion.



13.7 Dishwasher:

The dishwasher drain line needs to be raised as close as possible to the underside of the countertop and secured to prevent wastewater from flowing backward from the sink drain into the dishwasher.



14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power:

Electric

Dryer Vent:

Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle::

Modern 4-prong

		IN	NI	NP	RR
14.0	Clothes Washer Supply and Drain	•			
14.1	Dryer Venting	•			
14.2	Walls and Ceilings	•			
14.3	Doors and Windows	•			
14.4	Outlets, Switches, Lighting	•			
14.5	Utility Sink	•			
		IN	NI	NP	RR

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Comments:

14.1 Dryer Venting: The exterior dryer vent flapper wasn't closing completely. As a maintenance item, the vent outlet should be cleaned so the flapper closes when not in use to prevent pest intrusion.