

AmeriSpec

847-490-2107 Palatine 708-482-3333 LaGrange

www.Amerispec.Net/Bourdage

Inspection No. 200904-00530

Client Mr. & Mrs. First

Date: April 6, 2009

Inspector: Bob Bourdage

License No. 450.0000241



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SCOPE OF INSPECTION

The evaluation of this property is both visual and functional and is performed to the State of Illinois standards of practice, the terms outlined in our inspection agreement with the parties that contracted our services. It is the goal of this inspection to give you a better understanding of the condition of this property. We evaluate the physical condition within the time constraints allowed; we do not perform a design analysis or a code compliant inspection. There were no soil tests or environmental testing done. We did not do a termite or a pest inspection nor did we test for mold. We visually reviewed the performance of the property looking for signs of distress and age depreciation of materials and components. It should be understood that there are limitations to such an inspection; it will not reveal every defect or eliminate all of your risks, but it will supply you with a very good indication of the overall condition of this property. Unexpected repairs should be expected. This inspection should not be considered a guarantee or warranty of any kind. A through walk through should also be done prior to owning this property to identify any changed conditions that may become evident after this inspection.

To use this inspection report to your fullest advantage, when repairs replacements or further evaluations are suggested, we recommend two separate licensed professionals in that field be called upon to make estimates for repairs and further evaluations prior to closing, so that you have a better understanding of the conditions and expected costs prior to owning this property.

FUTURE FAILURE: Items in any property can and do experience failure without prior indication. This report is a snap shot of the condition of this property at the time of inspection on April 6, 2009. We cannot determine if or when an item will experience failure; therefore, we cannot be held responsible for future failure.

Any code references made in this report are made only to describe currently recognized construction standards. It is not intended to imply that these codes were in place at the time that this property was built or that this is a code compliant inspection which it is not. Not all code related issues can or will be disclosed in this report. As an owner of this property you may wish to consult the local code enforcement office to determine the code that was in effect in this jurisdiction at the time of construction.

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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report:

SERVICEABLE: The item was inspected and appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading “Not Inspected” will appear in the “Summary Report” if important to the operation of the property.

NOT TESTED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading “Not Tested” will appear in the “Summary Report” If important to the operation of the property.

PREVENTATIVE MAINTENANCE: This item is in need of repairs or replacement to insure proper operation of a system or component. Preventative maintenance items are not included in the summary report.

A comment that has bolded print is identifying a condition that does not currently affect safety or occupancy of the property but may require a future consideration to repair or replace to improve the current condition. These comments will not be included in the summary report.

DEFICIENT: This system or component was considered in need of a repair because it would affect the habitability or occupancy of the property. Deficient comments will be included in the summary report.

FURTHER REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion is at or near the end of its useful life. Items with the heading “Further Review” will appear in the summary report.

SAFETY ISSUE: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading “Safety” will appear in the summary report.

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GENERAL INFORMATION

There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take into account product/component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

Inspector	Bob Bourdage, State License No. 450.0000241.
In Attendance	The buyers and the selling agent.
Occupancy	The major systems were reviewed during the inspection. Plumbing related fixtures, appliances and piping systems were inspected for appropriate function and leaks at visible areas. However, due to their lack of use it is important that these systems be reviewed during your final walk-through again prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring under showers, toilets and tubs for wet conditions during this same period.
Property Type	This is a single family home.
Levels	Two story structure.
Estimated Age	This property is approximately 43 to 45 years of age.
Weather Conditions	The ground conditions around the property were wet at the time of inspection with a temperature of approximately 40 degrees.
Start Time	3:30 p.m.
Stop Time	6:00 p.m.

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1-EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials.

Our review does not take into consideration the normal wear associated with virtually all exterior components, and we will comment on only items that are unusual for the age of the property. The exterior was inspected from the ground unless otherwise noted.

No termite or any type of a pest inspection was done. As a buyer, if you require additional information regarding pest or termite activity, a separate inspection company should be contracted for this service.

Step #	Component	Comments
1.01	Driveway	Concrete. The drive surface has settled creating uneven areas.
1.02	Walkways	Concrete. The sidewalk along the right side surface has settled, is ponding water, and has a negative drainage pitch which will direct water towards the foundation which can be a potential source for seepage. The entry stoop into the side of garage has dropped creating an uneven entry. The drainage and concrete along this side of the house may need to be redone depending on the frequency of this water problem.
1.03	Exterior Siding	Brick and vinyl siding. Seal the oversized hole around the rear wall hose valve. There are some spot areas of mortar deterioration that will need maintenance type tuckpointing repair to seal and weatherproof the exterior.
1.04	Trim	Wood and aluminum.
1.05	Windows	There are different types and aged windows in this property. The original wood framed windows have single pane glass with separate storm windows. There are a few newer thermopane vinyl clad windows that were installed. There are not screens on every window.
1.06	Exterior Doors	Wood.

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| 1.07 | Gutters | <p>Aluminum.</p> <p>Suggest installing downspout extensions and splash blocks where needed to direct roof drainage away from the foundation. Also, repair the loose downspout at the front corner. Poor management of the roof drainage will cause soil erosion and contribute to the chance of moisture related problems.</p> <p>Suggest installing downspout extensions to the gutter system where needed to direct roof drainage away from the upper walls, which could be a potential for water entry into the property and also to avoid accelerating shingle deterioration at these areas.</p> <p>Evidence of leaking was noted at some of the corners, repairs are needed.</p> |
| 1.08 | Electrical | <p>The exterior outlets are grounded but do not have ground fault (GFCI) protection. By today's electrical standards, all exterior outlets should be GFCI type outlets.</p> |
| 1.09 | Exterior
Faucets | <p>There are three old style valves installed for this property that are not the required anti-siphon type valve required by today's plumbing codes. These older type valves can be prone to freezing causing broken pipes and water leaks, and can also allow the siphoning of dirty exterior water to the interior. Have a plumbing contractor replace these valves to meet today's plumbing standards.</p> <p>There was no water flow from the left side valve, it may be turned off inside. Verify its operation prior to closing.</p> |
| 1.10 | Lot / Grade
Drainage | <p>Flat lot.</p> <p><u>Deficient.</u> The window wells are rusted. Also, the emergency exit well has displaced and is breaking apart. Review with a contractor for options to correct or replace.</p> |
| 1.11 | Foundation | Basement. |
| 1.12 | Patio | <p>Concrete.</p> <p>The patio surface has settled and has a negative drainage pitch which will direct water towards the foundation which can be a potential source for seepage.</p> |
| 1.13 | Porch | A concrete porch is located at the front entry |
| 1.14 | Exterior
Comments | None. |

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2-ROOF

Our evaluation of the roof is to determine if any of the roof covering is missing or damaged and therefore subject to leaking. Portions of the roof system, including the underlayment, decking and some of the flashings are not visible and will not be evaluated by a visual inspection; therefore it must be understood that our inspection is not a guarantee against any future roof leaks nor a certification of the roof. Areas most vulnerable to leaks on any roof are low sloped areas, areas that are pitched toward an exterior wall, flashings around the roof projections, roof slopes that change pitch or direction, and also roof/wall intersections.

We advise a qualified professional roofing contractor estimate and review the full roof system when any defect is reported on in this report. When a more invasive inspection is done additional defects may become evident that are not commented on in this report. Flashings and roof material defects can cause hidden water leaks and deterioration and should be addressed immediately.

Since maintenance can be needed at any time, roofs should be professionally inspected annually. Some roofing contractors will not want to do roof repairs but rather replace the entire roof when deficiencies are noted.

Step #	Component	Comments
2.01	Methods Used To Inspect	The roof areas were inspected from lower roof areas and from the ground.
2.02	Material	Architectural laminate shingles. The shingles on this roof are estimated to be about 5 to 8 years old. The expected usable life for these shingles based on published industry standards is between 18 to 22 years if proper maintenance and annual inspections are done to prevent problems before they occur.
2.03	Visible Flashings	Lead and metal. The metal wall flashing along the front wall has buckled, secure and maintain to prevent water entry. Also, the chimney flashings were painted. They probably were not replaced when the roof was replaced.
2.04	Conditions	The roof materials show normal wear and age deterioration for its type. There were no damaged, deteriorated, or missing roofing materials. Visually review this roof again prior to closing, especially if any storms or unusual weather conditions should occur after this inspection. There was a limited roof inspection because of the snow and ice covering approximately 40% of the roof. Review its condition prior to closing if weather permits, or obtain additional information from the sellers on age, condition, maintenance history or any warranties that may be transferable.
2.05	Roof Comments	None.

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3-ATTIC

Our evaluation of the attic is limited because of lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing pipes, air ducts and ventilation fans.

Water stains around roof penetrations and vents are very common. We cannot determine if these stains are active unless they are leaking at the time of inspection; thus, when stains are present, further monitoring is advised. Viewing an attic during a rainstorm would increase the chances of determining whether there are active leaks.

Increasing insulation and ventilation in the attic is one of the best ways to improve energy efficiency and to reduce the heating and cooling costs. Most properties that are older than 10 years of age can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements for this geographical area.

Step #	Component	Comments
3.01	Access	There are attic entries located in the garage and second floor.
3.02	Framing	Wood rafters.
3.03	Sheathing	Plywood.
3.04	Insulation	A loose fill cellulose and fiberglass was installed. There is about 6 to 10" of insulation present. This is slightly less than today's standards. Additional insulation would help lower energy costs on this property and improve the comfort levels of the property. There is no vapor barrier under the insulation in the spot areas that were checked which is typical for the age of the property. Ideally a vapor barrier should be installed under the insulation to reduce the potential for warm moist air from the interior entering the attic space which could cause icing and moisture problems to the attic during the winter months. There was no evidence of any significant adverse effects due to the missing air/vapor barrier at the time of this inspection.
3.05	Ventilation	Roof and eave vents. There is an attic fan that was installed to ventilate the heat from the attic during the summer months. This fan was not operational and the attic was 60 degrees.
3.06	Attic Comments	None.

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4-GARAGE

Our garage evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

Step #	Component	Comments
4.01	Type	There is a two car attached garage. Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self-closer added on the garage fire door would be an additional safety feature.
4.02	Floor/Slab	Concrete. A floor drain was installed in the garage slab. No functional drain test was done; client is advised to consult sellers for additional information and verify its proper operation.
4.03	Overhead Doors	Metal; these type garage doors will require painting to prevent rust and deterioration.
4.04	Door Hardware	Serviceable.
4.05	Door Openers	This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends that all safety devices be checked monthly for proper operation and repaired or the door opener replaced if a safety device should fail to reverse the door.
4.06	Fire Door	<u>Safety Issue.</u> The current door between the garage and house is not fire rated which is a potential safety hazard. This door should be replaced with a door that has a fire rating and meets current village code requirements.
4.07	Service Door	The door would not open. In the inspector's opinion, the wood door is near the end of its useful life due to its age and condition. A replacement should be planned for.
4.08	Windows	There is peeling paint on the garage window. Suggest scraping and painting as part of normal maintenance to weatherproof and seal the exterior.
4.09	Walls	Drywall.
4.10	Fire Walls	Drywall is used as a fire separation between the garage and house.

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| 4.11 | Ceiling | Drywall.
There were water stains observed on the roof decking and ceiling. The stains were checked with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of this staining and verify that corrections have been made. |
| 4.12 | Electrical | No wall outlets were visible. |
| 4.13 | Garage | None. |
| | Comments | |

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5-CHIMNEYS & VENTS

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if a lining is present, checking for deterioration, damage or cracks which is best done with a chimney camera and scope.

The purpose of the chimney is to take the combustion products (i.e., smoke and exhaust gases) from the fuel burning appliances to the outside of the property. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that chimneys be checked annually by a qualified chimney professional and cleaned if needed.

The NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general, visual inspection which is a Level I inspection.

Step #	Component	Comments
5.01	Chimney Type	The masonry chimney is used for the fireplace and gas appliances.
5.02	Visible Condition	<u>Deficient.</u> Tuckpointing is needed on the upper sections of the chimney where mortar is loose missing/deteriorated to seal and weatherproof the exterior. Also, repair the cracked chimney cap to reduce the opportunity for water infiltration and damage. Water stains were noted in the garage attic and on the garage ceiling from around the chimney.
5.03	Chimney Flue	Clay and a metal liner for the gas appliances.
5.04	Rain Caps	A rain cap is installed to prevent rain and snow entry and to keep the local wildlife out of the chimney
5.05	Chimney Comments	None.

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6-BASEMENT

Any below-grade space can experience water problems, even areas that have been dry in prior years. While we look for evidence of previous water issues, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify any below-grade area against future water infiltration.

Cracking on walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or changes in the size of the cracks, which would indicate a need for further evaluation.

The chance of leakage increases when the exterior graded surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible.

Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped building materials and efflorescence. Excessive humidity in below grade areas can also promote mold and other fungal growth. Maintaining a relative humidity below 55% is recommended.

Step #	Component	Comments
6.01	Stairs	Wood.
6.02	Floor	Tiles over concrete
6.03	Walls	Paneling is covering 70% of the basement foundation walls.
6.04	Ceiling	Suspended ceiling tiles.
6.05	Framing	Conventional 2x10 wood framing.
6.06	Sub Floor	Plywood.
6.07	Support Columns	Metal.
6.08	Support Beams	Metal.
6.09	Windows	Metal frame. The metal window frames are rusting and starting to deteriorate. Scrape and paint to prevent further deterioration and holes from developing. A build-up of debris was noted in the window wells on the exterior. In order to ensure proper drainage of water and reduce the potential for water infiltration into the basement during sudden heavy rain falls and snow melts, we recommend removing all debris and ensuring that the drain is flush to grade and that at least a 3-4 inch separation is maintained between the lower window sill.

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| 6.10 | Heat / Cooling | Central heating/cooling air registers available.
A dehumidifier is recommended for the basement area during the warmer months to prevent an elevated relative humidity in this space. If the humidity level is allowed to reach over 55% R.H. it can promote mold growth. |
| 6.11 | Electrical | Grounded and two-prong ungrounded outlets. The two-prong type outlets do not meet today's electrical standards and should be replaced with grounded type outlets. |
| 6.12 | Ventilation | None. |
| 6.13 | Insulation | None. |
| 6.14 | Plumbing
Fixtures | A floor drain was installed. |
| 6.15 | Basement
Comments | There was not complete access to the foundation walls, sub-floors, floor framing, main supports and columns, plumbing pipes and electrical components that are behind the finished walls and ceilings, they are covered and could not be inspected. Verify with the seller if proper permits were issued for this remodeling work and that it passed village inspections. |

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7-PLUMBING

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and problems with the visible piping and attached fixtures. There is the majority of the plumbing system that is installed behind finished walls that will not be inspected.

The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

Shut-off valves and angle stops under the sinks and toilets are not turned or tested during the inspection due to the possibility of creating a leak. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency.

We suggest you obtain the maintenance history for the plumbing system and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comments
7.01	Water Supply System	The water supply to this property is provided by a municipal system.
7.02	Shut-off Valve Location	The main water shut-off is located in the basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
7.03	Sewer System	This property is connected to a public sewer system. The condition of the underground piping is not part of this inspection.
7.04	Gas Meter	The gas meter is located on the exterior. The gas meter and underground piping to the meter is the responsibility of the gas utility company. All the piping and connections to the right of the meter are the responsibility of the property owner. The main shut-off valve for the property is near the meter.
7.05	Gas Piping	Black iron piping.
7.06	Water Lines	Copper.

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- 7.07 Drain Waste & Vent Pipes Cast iron, galvanized and plastic PVC piping.
The main sewer clean-out in the basement is blocked by a paneled wall and is not accessible. The sewer cleanout must be accessible for use whenever it is located in the drainage system and must not be covered by any permanent, non-accessible building materials.
- The drain piping and vent piping appear to be original and may likely need ongoing maintenance or replacement. Older drains are more likely to be of a material that is more prone to rust and corrosion on the inside of the piping which will affect drainage.**
- 7.08 Storm Water Pumps The storm water sump is located in the basement. The condition of the underground drain tiles are not part of this inspection.
Further Review. The exterior discharge pipe is undersized to be buried over 50 feet in length which may compromise the pump's ability to discharge water from the sump effectively during heavy rains and can cause freezing during the winter months. Properly pipe this line to insure uninterrupted operation.
- The lid on this sump is cemented to the floor and there is no check valve in the discharge pipe. This appears to be an older pump. Break open the lid and inspect the interior of the sump, the drain tiles and determine the age of the pump and make any necessary repairs as needed.**
- 7.09 Ejector Pump There is one ejector pump located in the basement which is used for the basement floor drain and laundry.
Deficient. The ejector pit is not properly sealed and/or vented and is missing a check valve. Repair by a plumbing contractor.
- 7.10 Plumbing Comments **A water softener has been added to the plumbing system that is not being used. This unit can be removed before leaks develop.**

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8-ELECTRICAL

Our electrical inspection meets the Illinois State standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move personal items and do not examine every fixture, outlet, or wire, nor do we remove insulation or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to the finish around this panel. Much of the wiring in the property is not visible and is not reviewed.

Once the current occupant's belongings have been removed, it is a good idea to check all outlets and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. Since electrical defects are safety concerns, we advise the use of a qualified licensed electrician only for cost estimates, repairs and upgrades.

Step #	Component	Comments
8.01	Service Entrance	The electrical service entrance wiring for this property is buried underground and was not visible to inspect. The electrical connections at the meter are not part of this inspection.
8.02	Amperage/ Voltage	<p>The service rating is 200 amps, 120/240 volts. This panel contains 16 circuits and no spares. There are four 20-amp appliance circuits and three 240-volt circuits. During the inspection we did not verify what connected appliances or rooms have been installed on each breaker or if the panel is accurately labeled. If concerned about the distribution of circuits, an electrician should be consulted to verify the connected load on each circuit and to determine if any of the breakers are overloaded requiring additional circuits to be added.</p> <p>This panel is a standard size for the age of this property, but has minimal distribution and available circuits by today's electrical standards. An upgraded electrical service and equipment may be required if more or higher demand electric appliances or any additional circuits are to be added to this property.</p>
8.03	Grounding	<p>The grounding system was intact at the time of the inspection.</p> <p><u>Deficient.</u> There was no bonding jumper across the water meter. It is recommended that a jumper wire be installed to insure proper grounding and safety of the electrical system.</p>

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8.04	Main Panel Comments	The main electrical panel is located in the basement. The electrical disconnect to shut the power to this electrical service is located in the panel. The service entrance wiring is aluminum. Branch wiring inside the panel is copper.
8.05	Sub-Panels	None.
8.06	Wiring Method	Metal conduit.
8.07	Electrical Comments	None.

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9-HEATING

Our evaluation of heating and air conditioning systems is both visual and functional provided that the power and gas is supplied to the component and that the temperatures allow operation of the equipment. Items not listed here as well as things we cannot see, such as utilities, drains, ducts inside walls, floors and underground piping are beyond the scope of this inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.

Our inspection is not an engineering review. We suggest you ask the sellers/occupants if any areas of the property do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply.

Today's modern mechanical equipment is a complicated appliance, and should only be serviced by a professional that is familiar with this type of equipment. Regular cleaning or replacement of filters is vital to the health of the equipment and can improve the efficiency of the attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor. Furnaces and air conditioners will account for 50% of your energy costs to operate this property.

Step #	Component	Comments
9.01	Location	The heating system is located in the basement.
9.02	Type/Brand	Gas forced air, manufactured by Trane. The unit was dated 2000 and is rated approximately 125,000,000 BTUs per hour.
9.03	Energy Source	Natural gas.
9.04	Burner Chambers	The burner chambers were only partially visible; to better access the burners and heat exchanger, the burners would have to be removed which is not done during an inspection.
9.05	General Conditions	The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. As with all mechanical equipment, this unit can fail at anytime without warning. During an inspection we cannot determine future failures. If a more detailed inspection is desired, a licensed heating contractor should be hired prior to closing.
9.06	Exhaust Venting	Metal.
9.07	Thermostat	A thermostat is located on the first floor.
9.08	Air Filters	The filter size is 16x25x1. Filters need to be replaced at least three to four times a year to ensure proper operation of the furnace and air conditioner.
9.09	Ducting	Galvanized ducts.
9.10	Comments	None.

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10-AIR CONDITIONERS

Our evaluation of air conditioners is both visual and functional provided that the temperatures allow operation of the units. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the power has not been on for at least 12 hours.

Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, dirty coils or excessive vegetation restricting air flow can wear out quickly. Air conditioning compressors and condensers have an average life span of between 8 to 15 years

We suggest obtaining the maintenance history of the air conditioners and inquire with the sellers if any areas of the property do not cool properly or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

DISMANTLING AND OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION

Step #	Component	Comments
10.01	Location	The air conditioning unit is located at the right side of the property.
10.02	Type/Brand	Manufactured by Lennox. The date on the unit was 2006.
10.03	Energy Source	Electric with disconnect provided.
10.04	Discharge Temperature	Not Tested.
10.05	General Conditions	As most manufacturers warn against operating air conditioners when the outside temperature is below 60 degrees, this air conditioner was not operated. Review the sellers' disclosure statement regarding the condition and efficiency of this unit.
10.06	Condensate Drain	<u>Deficient.</u> The condensate drain line is an undersized garden hose; most condensate drains are 3/4 inch plastic PVC or copper to insure proper drainage.
10.07	Comments	Have the air conditioner cleaned and serviced before extended use to insure proper operation.

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11-WATER HEATERS

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature, typically 120 -130 degrees is recommended. For further protection, anti-scald faucets are available for sinks, tubs and showers.

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection.

Water heater blankets may void the warranty on some water heaters and are not recommended. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A safety drain pan and drain is advised if your heater is located in, adjacent to, or above a finished area

Step #	Component	Comments
11.01	Location	The water heater is located in the basement.
11.02	Design Type	Natural gas.
11.03	Brand / Capacity	Manufactured by Rheem. The date on the water heater is 1996. The water heater capacity is 40 gallons.
11.04	Supply Lines	Copper.
11.05	Pressure Relief Valve	<u>Deficient.</u> A downsized PVC plastic discharge pipe was used on the pressure relief valve which is not a rated material for this application. For safety, this pipe should be replaced with a copper or steel piece of pipe.
11.06	Water Heater Condition	<u>Deficient.</u> Burn marks and back drafting were noted on the burner compartment of the water heater indicating improper operation.
11.07	Venting	<u>Deficient.</u> The vent pipes have been downsized from 4 inch to 3 inch which compromises the manufacturer's installation requirements. Correct the venting for this heater.
11.08	Overflow Pan / Drain Line	The water heater does not have an overflow pan. The purpose of a safety pan is to collect water if leaks develop which would prevent water problems or damage to the surrounding areas.
11.09	Water Heater Comments	The expected life on a water heater is between 8 to 15 years. Based on the age and condition of this heater, a replacement should be planned for. This heater was dated 1996.

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12-KITCHEN

The appliances listed in this report are operated, if accessible and the utilities are on. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances.

Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances between the ages of 8 to 15 years of age are more prone to failure and repairs

Step #	Component	Comments
12.01	Heat / Cooling	Central heating/cooling.
12.02	Electrical	There are no ground fault outlets (GFCI) in the kitchen. To meet today's electrical code, GFCI outlets should be installed replacing the current counter wall receptacles. There are a minimal number of counter outlets and kitchen circuits available. Wiring upgrades may be needed to meet today's electrical standards for a modern day kitchen.
12.03	Cabinets	Serviceable.
12.04	Counter Tops	Laminated.
12.05	Sinks	Stainless steel.
12.06	Faucets	Serviceable.
12.07	Water Supply/Drains	Water pressure and drainage were serviceable at the time of inspection.
12.08	Disposals	Manufactured by Kenmore.
12.09	Dishwasher	Manufactured by Kenmore. The dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit again prior to closing. The dishwasher drain line needs to be looped upward near the top of the cabinet in order to prevent possible contamination of the clean dishes which can occur when water from the sink back flows into the dishwasher.

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12.10	Cook Top	<p>Manufactured by Maytag.</p> <p>The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.</p> <p><u>Deficient.</u> Cook tops should have a vertical clearance above the cooking appliance of not less than 30 inches to unprotected combustible materials. The wood shelf is 17 inches from the stove top which violates this requirement. Correct as needed before using this stove.</p>
12.11	Oven	Serviceable.
12.12	Ventilation	None.
12.13	Microwave	Microwaves are not checked during the inspection and it was not determined if this appliance is on a separate electrical circuit. Verify its operation prior to closing.
12.14	Kitchen Comments	Refrigerators are not checked during the inspection. If a refrigerator is part of this transaction, review its operation prior to closing.

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13-BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealer to tiled surfaces upon occupancy.

If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before closing. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comments
13.01	No. of Baths	There are 2.5 bathrooms in this property.
13.02	Heat / Cooling	Central heating/cooling.
13.03	Electrical	There are no ground fault outlets (GFCI) in the bathroom To meet today's electrical code, GFCI outlets should be installed replacing the current wall receptacles. <i>Further Review.</i> The light fixture in master bathroom was not operable at time of inspection. There may be a burnt out bulb, or there can be a faulty fixture or wiring. Verify its operation prior to closing.
13.04	Ventilation	The hall bathroom does not have an exhaust fan. The current building standards require a fan to control moisture and to ventilate this space. The exhaust fan in the master needs to be cleaned to improve air flow exhaust to prevent moisture related problems.
13.05	Bathtubs	<i>Further Review.</i> The bathtub in the hall bathroom does not drain properly because of the older galvanized piping which is prone to rust and corrosion on the interior of the piping. Further review and repair is needed by a plumbing contractor.

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13.06	Tub Surround	Ceramic tile. The tile edges between the tub and walls in the hall bathroom should be caulked. Failure to keep a water tight seal can cause deterioration and moisture related problems to the interior walls, which is not always visible to the inspector at the time of inspection.
13.07	Tub Faucet	The hall bathtub faucet packings leak. Repair or replace as needed.
13.08	Shower Base	Terrazzo.
13.09	Shower Faucet	Serviceable.
13.10	Shower Surround	Ceramic tile.
13.11	Shower Door	Glass.
13.12	Sinks	Serviceable.
13.13	Sink Faucets	Serviceable.
13.14	Water Supply/Drains	Water pressure and drainage were serviceable at the time of inspection. The overflow drains on the plumbing fixtures were not checked during this inspection. Rust and corrosion was noted on the drain pipes for the master bathroom sink. This is an indication that deterioration is occurring inside the pipe and that this material will have a limited service life. Plan to replace this piping before leaks develop.
13.15	Toilets	Serviceable.
13.16	Cabinets	Serviceable.
13.17	Maintenance	As part of routine maintenance, the tiles for the tub/shower walls should be caulked, grouted and sealed to reduce the potential for water and moisture penetration. Failure to keep the walls sealed can cause deterioration to the building components behind the tiles and moisture which can lead to mold problems.
13.18	Bathroom Comments	None.

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14-LAUNDRY AREA

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance.

If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest verifying their operation with the sellers prior to closing.

We suggest that you clean the exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comments
14.01	Location	The laundry room is located in the basement.
14.02	Laundry Sink	<u>Deficient.</u> An older concrete tub was installed. Concrete tubs are not used for plumbing fixtures by today's plumbing standards because the concrete surface is porous and will breed bacteria. This sink will need to be replaced because it is cracked, leaks and does not drain properly.
14.03	Faucets	Serviceable.
14.04	Electrical	Grounded outlets.
14.05	Washer Hookups	There are standard water connections with the drainage provided through the laundry sink. The water hoses valve connections should be checked monthly for leaks. Also, make sure the washer drain is secure in the laundry sink and a lint trap is recommended to prevent the laundry drain from becoming clogged.
14.06	Dryer Hookups	Gas and electric. The dryer vent needs to be cleaned. Excessive dryer lint in a vent pipe will affect the dryer's operation and lint is very flammable and a potential fire hazard. This vent should be cleaned on a yearly time frame to insure proper operation.
14.07	Laundry Comments	The function of the appliances are not part of this inspection, they were operated only to verify the water supply, drain and dryer connections.

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15-INTERIORS

Our interior evaluation was done with similar aged properties in mind. Cosmetic considerations and minor flaws will be overlooked such as nail pops, small cracks, paint conditions and wear and tear on the floor materials. We suggest if these types of items are concerns for you that they be checked by you personally. Our inspections are limited to visible and accessible areas without moving any personal property or furniture or area rugs.

Step #	Component	Comments
15.01	Floors & Materials	<p>Carpet, wood and vinyl.</p> <p>Burn marks were noted on the wood floor in one of the bedrooms.</p> <p>Squeaks were noted in the second floor. The cause for the squeaks was not identified during this inspection. Most floor squeaks are cosmetic nuisances.</p> <p>There are exposed surface nails in the rear bedroom, correct this condition for safety.</p>
15.02	Walls	Drywall, wallpaper and paneling.
15.03	Ceilings	Drywall.
15.04	Doors	Serviceable.
15.05	Closets	The light fixtures in the closets have exposed incandescent light bulbs which can present a hazard if combustibles materials are placed too close to these bulbs. These types of fixtures may have been common for the age of this property, but they do not meet today's electrical standards for closet lighting. Replacing these type fixtures with a fluorescent type sealed fixture would be a safety improvement to the property.
15.06	Windows	<p>A representative number of the accessible windows were checked.</p> <p>Replace the cracked glazing and paint as part of routine maintenance which has not been recently done.</p> <p>It appears that that the side windows in the master bedroom have had previous water/condensation issues and has a suspected mold growth on the window frame. From a one-time inspection, we are not able to determine the frequency or extent of this problem or if it is a seasonal issue. Clean-up and monitor.</p>
15.07	Heat / Cooling	Central heating/cooling.
15.08	Electrical	Grounded outlets. A representative number of wall outlets and light switches were checked. The phone or cable plugs are not checked.

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|-------|--|---|
| 15.09 | Smoke &
Carbon
Monoxide
Detectors | <p>Smoke detectors are located on every level. These smoke detectors are battery powered and are not interconnected to each other as is typical for a property of this age. If one of the detectors should alarm, only the one in alarm will sound. Today's construction standards would have all the detectors wired together so they all would sound in case of an emergency. An electrician can update these detectors to bring the property up to the current code.</p> <p>The smoke detectors are not tested during the inspection. It is recommended that they be tested after moving into the property, all batteries replaced at this time if applicable, and detectors that are older than 10 years of age replaced as recommended by most manufacturers.</p> <p>A carbon monoxide detector is located outside the sleeping areas. This alarm was not tested. Replace batteries upon occupancy and maintain and replace according to the manufacturer's recommendations.</p> |
| 15.10 | Stairs/Railings | Serviceable. |
| 15.11 | Fireplace | <p>A masonry fireplace is located in the family room</p> <p><u>Deficient.</u> There are damaged and cracked flue tiles visible. This is a safety hazard that needs to be corrected before using the fireplace.</p> <p>There is deteriorated mortar in the firebox. Tuckpointing repairs will be needed and the damper was missing at the time of inspection.</p> <p>The gas shut-off valve is improperly located inside the firebox which is a potential safety concern. This valve is required by code to be located on the outside of the fireplace within six feet of the firebox.</p> <p>Further review is needed by a fireplace contractor prior to closing for cost estimates and options to make the necessary repairs to ensure the safe and proper operation of this fireplace.</p> |
| 15.12 | Environmental
Testing | <p>There was no environmental testing done as part of this inspection such as a radon test or any indoor air quality samples taken which would identify mold spores in the property. Molds, funguses, mildew and similar organisms may exist that may not be evident without separate air testing. These contaminants generally grow where there is excessive humidity or moisture, such as where leaks may have occurred in roofs, walls or where there has been previous other type water problems.</p> |
| 15.13 | Interior
Comments | None. |

End of Report

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