



Inspection Report

**Mrs. Rose Goody
Mr. Ross Goody**

**Property Address:
777 Pleasant Drive
Bartlett Il**



ASI

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2220 Elm Street**

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Date: 9/7/2008	Time: 04:00 PM	Report ID: 08-sample
Property: 777 Pleasant Drive Bartlett Il	Customer: Mrs. Rose Goody Mr. Ross Goody	Real Estate Professional: Shawana Liotine Realty Executive Premiere

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Not Inspected (NI)= I did not inspect this item, component or unit and 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, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Colonial, Contemporary

Age Of Home:

Over 25 Years

Home Faces:

South

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Walked roof

Roof-Type:

Gable

Roof Covering:

Asphalt/Fiberglass

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Ventilation:

Soffit Vents

Extra Info : Roof vents

Method used to observe attic:

From entry

Roof Structure:

Engineered wood trusses

Plywood

Ceiling Structure:

2X4

Extra Info : truss system

Attic info:

Scuttle hole

Light in attic

No Storage

Attic Insulation:

Blown

Batt

Approximate


R-19

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			X
1.1	FLASHINGS	X			X
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF VENTILATION	X			X
1.4	ROOF DRAINAGE SYSTEMS (gutters and downspouts)	X			X
1.5	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)	X			X
1.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			
1.7	INSULATION IN ATTIC	X			X
1.8	VISIBLE ELECTRIC WIRING IN ATTIC	X			

IN NI NP RR

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Comments:

 **1.0** The roof shingles are the second roof installed on this house with the shingles being about 10 plus years old. This should leave about 10 years left under normal conditions but when applied over the older shingles you can lose about 5 years on the life span so there may be 3 to 5 years left. The shingles are showing some wear and are becoming brittle.

1.1 The flashing on the fireplace chimney is open at the top and there is a wasp nest inside. This should be repaired, caulked and the wasp exterminated. The exterminating should be done by a professional because of the location and the danger of falling from the roof. The flashing should then be removed to see if there has been any damage to the sheathing or the framing of the chimney. This should be done by a licensed roofer.



1.1 Picture 1

1.3 The roof vents over the main roof need to have the screens cleaned or they should be replaced because the air flow is being blocked. There needs to be ventilation channels installed in the attic in every other bay past the exterior wall and into the overhangs to allow the air to flow. The vented overhangs need to be checked to see if there are openings for the air to go through. The overhangs should be checked by a professional siding and gutter installer because of the height and the chance of damaging the aluminum soffits.

1.4 The gutters seem to be intact but are filled with debris and need a good cleaning, though it rained the day before it was not raining the day of the inspection and I could not tell if they were draining properly with all the debris.

The downspouts are turned out with an elbow and they have splash blocks, but because of the pitch of the land these should have extensions added on and some of them turned to flow the water away from the house.



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

1.5 The roof sheathing in the main attic is showing signs of condensation a darkening on the plywood due to lack of ventilation. See the notes on the roof ventilation.

1.7 The insulation in the attic is about 4" to 5" in depth and the requirement by today's code is 10" or R30. Insulation should be add to bring up the R value to R 30. But do not add any insulation until the ventilation channels are added first.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Bevel

Siding Material:

Metal

Extra Info : Aluminum

Exterior Entry Doors:

Steel

Appurtenance:

Sidewalk

Patio

Driveway:

Asphalt

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			X
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X
2.5	EAVES, SOFFITS AND FASCIAS	X			
2.6	PLUMBING WATER FAUCETS (hose bibs)	X			
2.7	OUTLETS (exterior)	X			
2.8	OTHER	X			X

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Comments:

2.0 The siding on second floor wall and gable on the garage side is loose and could be blown off during a strong wind. The siding under the east window on the front of the house is also loose and well as the bottom row on the rear of the house. The remainder of the siding was not inspected because I could not reach it with out setting a ladder against it and I did not want dent it or cause any more damage to it. The siding needs to be checked out further and needs to be repaired or replaced. This need to be done by a licensed siding contractor.



2.0 Picture 1

2.2 The windows are wood double hung units with vinyl balancers. Most of the unit need to be inspected further because the springs are not attached to the sash, so the sash could fall closing on someone's fingers. If the units can not be repaired they should be replaced. This should be done by a qualified window contractor.

2.3 The front stoop is has cracks on both corners and the right corner is showing deterioration with sections of the concrete missing. This should be repair as to keep it from deteriorating further and falling off.



2.3 Picture 1

2.4 Some of the planting should be cut back away from the siding to keep moisture off the building. The contour of the land has the water coming down the hill toward the house, I could not see any drain tile or drainage system to keep the water during a heavy rain from flushing against the house. This could cause some water leakage in the basement.

There is a drainage tube where the front east downspout connects to that comes out on the flat section of the front yard, this may also be connected to the sump pump line. The hole in front of the drain line could cause some to fall or injure themselves. This should be extended to empty out on the slop of the yard.

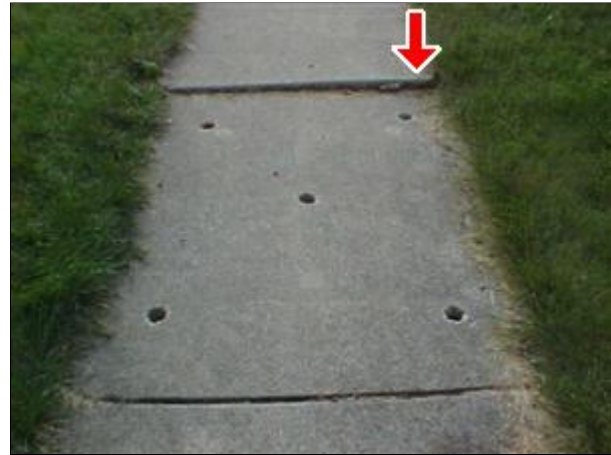
The driveway is asphalt and has some cracks that should be repaired and seal coated. There are some area at the end of the driveway and the public walkway that should be replaced. The apron, the section between the street and the public walkway is in bad shape and should be replaced. The repairs and the replacement should be done by a licensed asphalt contractor.

The public walkway has two slabs that have hole in them and one of them has dropped about 1" to 1 1/2". This should be replaced. I would check first with the city about who can do the replacement of these slabs.

The rear stoop needs to be caulked with a concrete approved caulking to keep water from entering the joints and freezing expanding the openings.



2.4 Picture 1



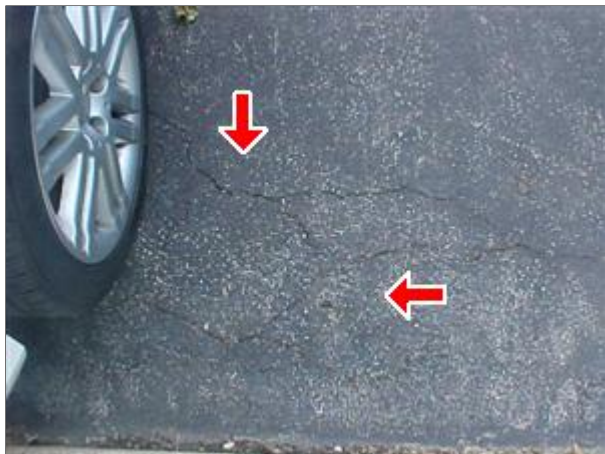
2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



2.4 Picture 6

2.5 There are wasp nest on the under side of the overhangs that should be removed. The venting sections of the overhangs need to be checked to be sure there is an opening in the overhangs for air flow. See the notes under the ventilation section.



2.5 Picture 1

2.7 The exterior outlet at the front of home and rear of home is a "three-prong" receptacle, and is not a "three-prong" GFCI outlet with exterior cover. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



2.7 Picture 1

2.8 The window wells need to be cleaned out to make sure the drains are clear and free from debris to allow water to flow freely. Also the large escape window is missing the cover and someone could fall in injuring themselves, a new cover should be installed. The escape window itself does not lock properly and can be opened from the exterior allowing entry by anyone, this should be repaired so it will lock properly and open with ease.



2.8 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:


UNKNOWN

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR		X		
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X

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Comments:

3.1 I was only able to see the upper part of the walls because of all the boxes, tools, car parts and the car.

 **3.5** The operator needs adjusting on the downward pressure, it does not reverse when the door hits resistance and could injure someone.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

UNKNOWN BRAND

Range/Oven:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Clothes Dryer Vent Material:

Unknown

Dryer Power Source:


Gas Connection


		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	PANTRY/CLOSET DOORS	X			
4.4	WINDOWS	X			X
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.6	PLUMBING DRAIN AND VENT SYSTEMS	X			
4.7	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	X			
4.8	OUTLETS WALL SWITCHES and FIXTURES	X			X
4.9	DISHWASHER	X			
4.10	RANGES/OVENS/COOKTOPS	X			
4.11	RANGE HOOD	X			
4.12	TRASH COMPACTOR			X	
4.13	FOOD WASTE DISPOSER	X			
4.14	MICROWAVE COOKING EQUIPMENT		X		
4.15	CLOTHES DRYER VENT PIPING		X		
4.16	Washer / Dryer	X			

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Comments:

 **4.4** See notes on exterior windows

 **4.8** There are two outlets one on each side of the sink, The right is a GFCI and the left in tied into it. Though this was in code it is not now and should be changed to a GFCI.

The fan / light has power going to it and the fan works, the light did not work but could be as simple as changing the bulbs.

4.15 I could not see the dryer vent because I could not get to the back of the dryer.

4.16 The washer and dryer are not normally inspected but since these are remaining in the sale of the house they were check and are in working order.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Wood

Interior Doors:

Hollow core
Masonite

Window Types:

Double-hung

Window Manufacturer:

UNKNOWN


		IN	NI	NP	RR
5.0	CEILINGS	X			
5.1	WALLS	X			
5.2	FLOORS	X			
5.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.4	DOORS (REPRESENTATIVE NUMBER)	X			
5.5	WINDOWS (REPRESENTATIVE NUMBER)	X			X
5.6	OUTLETS SWITCHES AND FIXTURES	X			X

IN NI NP RR

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Comments:

 **5.5** See the notes on the exterior window section.

 **5.6** In the family room there is one outlet on the laundry room wall that only half the outlet works, this should be replaced. This should be done by a licensed electrician.

In the basement there is one outlet to the left of the sump pump that is not working, this should be replaced. This should be done by a licensed electrician.

One outlet in the Dining Room on the kitchen wall side has a reverse polarity.

All the closets light fixtures should be replaced with a fluorescent type with a lens.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A). Hall Bath

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
6.0.A	COUNTERS AND CABINETS	X			
6.1.A	DOORS (REPRESENTATIVE NUMBER)	X			
6.2.A	WINDOWS	X			
6.3.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.4.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.5.A	OUTLETS SWITCHES AND FIXTURES	X			
6.6.A	EXHAUST FAN	X			

IN NI NP RR

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6(B). Master Bath

Styles & Materials

Exhaust Fans:

Fan only


		IN	NI	NP	RR
6.0.B	COUNTERS AND CABINETS	X			
6.1.B	DOORS (REPRESENTATIVE NUMBER)	X			
6.2.B	WINDOWS	X			X
6.3.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.4.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.5.B	OUTLETS SWITCHES AND FIXTURES	X			
6.6.B	EXHAUST FAN	X			

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Comments:

6.0.B There is a small section around the exhaust fan that seem to have had a water leak, this could be condensation from the piping in the attic. The leak is not active now. The vent piping should be insulated to keep it from condensation.

 **6.2.B** See the notes in the exterior window section.

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Poured concrete	Crawled	2 X 8
Wall Structure:	Columns or Piers:	Floor System Insulation:
2 X 4 Wood	Steel lally columns	NONE

IN NI NP RR

7.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
7.1	WALLS (Structural)	X			
7.2	COLUMNS OR PIERS	X			
7.3	FLOORS (Structural)	X			
7.4	CEILINGS (structural)	X			
7.5	INSULATION UNDER FLOOR SYSTEM			X	
7.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		X		X
7.7	VENTILATION OF FOUNDATION AREA (crawlspce or basement)	X			

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Comments:

7.6 There was a 2"x 4" joist system with plywood flooring over it covering the crawlspace floor so I could not see if there was a vapor barrier or gravel in place. This area should be inspected further to check that there is no mildew starting. It may also help to install some vent in the plywood flooring to allow air to flow through and dry it out.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

Not visible

Plumbing Waste Line:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon (1-2 people)

Water Heater Manufacturer:

KENMORE

		IN	NI	NP	RR
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
8.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
8.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
8.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
8.5	MAIN FUEL SHUT OFF (Describe Location)		X		
8.6	SUMP PUMP	X			X

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Comments:

8.2 The water heater seems to be in good shape but has out lived it's life expectancy

8.5 Exterior on the southeast side of the building

8.6 The sump pump is working but there is only one pump in the pit and it is wise to have a battery back up pump in case the power go out

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

Extra Info : Some BX

IN NI NP RR

9.0	SERVICE ENTRANCE CONDUCTORS	X			
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
9.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
9.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
9.7	SMOKE DETECTORS	X			
9.8	CARBON MONOXIDE DETECTORS	X			

IN NI NP RR

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

Comments:

9.6 In the main Recreation Room of the basement.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials


Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: Adequate	Types of Fireplaces: Solid Fuel Gas/LP Log starter	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: UNKNOWN	Number of AC Only Units: One	

		IN	NI	NP	RR
10.0	HEATING EQUIPMENT	X			X
10.1	NORMAL OPERATING CONTROLS	X			
10.2	AUTOMATIC SAFETY CONTROLS		X		
10.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
10.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
10.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
10.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			X
10.7	GAS/LP FIRELOGS AND FIREPLACES			X	
10.8	COOLING AND AIR HANDLER EQUIPMENT	X			
10.9	NORMAL OPERATING CONTROLS	X			
10.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			X


IN NI NP RR


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

Comments:

 **10.0** The furnace and the A/C unit seem to be original and if so this would but them past their life expectancy of 15 to 20 years, these unit could go at any time and should by replace by a licensed HVAC contractor. The S/N L415K3M26

There are no registers in the recreation room in the basement to heat or cool. The main trunk goes along side the beam and could be tied into. This should be done by a licensed HVAC contractor to make sure of the size and number needed.

 **10.6** There is a wood burning fireplace and it should be inspected by a licensed chimney sweep to clean and check the flue. The doors need adjustment to close properly.

 **10.10** See the note under the heating equipment section.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



ASI

2220 Elm Street

River Grove, IL 60171

708-606-3831

Customer

Mrs. Rose Goody

Mr. Ross Goody

Address

777 Pleasant Drive

Bartlett IL

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

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Inspected, Repair or Replace



The roof shingles are the second roof installed on this house with the shingles being about 10 plus years old. This should leave about 10 years left under normal conditions but when applied over the older shingles you can lose about 5 years on the life span so there may be 3 to 5 years left. The shingles are showing some wear and are becoming brittle.

1.1 FLASHINGS

Inspected, Repair or Replace



The flashing on the fireplace chimney is open at the top and there is a wasp nest inside. This should be repaired, caulked and the wasp exterminated. The exterminating should be done by a professional because of the location and the danger of falling from the roof. The flashing should then be removed to see if there has been any damage to the sheathing or the framing of the chimney. This should be done by a licensed roofer.

1. Roofing / Chimneys / Roof Structure and Attic

1.3 ROOF VENTILATION

Inspected, Repair or Replace



The roof vents over the main roof need to have the screens cleaned or they should be replaced because the air flow is being blocked. There needs to be ventilation channels installed in the attic in every other bay past the exterior wall and into the overhangs to allow the air to flow. The vented overhangs need to be checked to see if there are openings for the air to go through. The overhangs should be checked by a professional siding and gutter installer because of the height and the chance of damaging the aluminum soffits.

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Inspected, Repair or Replace



The gutters seem to be intact but are filled with debris and need a good cleaning, though it rained the day before it was not raining the day of the inspection and I could not tell if they were draining properly with all the debris.

The downspouts are turned out with an elbow and they have splash blocks, but because of the pitch of the land these should have extensions added on and some of them turned to flow the water away from the house.

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Inspected, Repair or Replace



The roof sheathing in the main attic is showing signs of condensation a darkening on the plywood due to lack of ventilation. See the notes on the roof ventilation.

1.7 INSULATION IN ATTIC

Inspected, Repair or Replace



The insulation in the attic is about 4" to 5" in depth and the requirement by today's code is 10" or R30. Insulation should be added to bring up the R value to R 30. But do not add any insulation until the ventilation channels are added first.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



The siding on second floor wall and gable on the garage side is loose and could be blown off during a strong wind. The siding under the east window on the front of the house is also loose and well as the bottom row on the rear of the house. The remainder of the siding was not inspected because I could not reach it without setting a ladder against it and I did not want to dent it or cause any more damage to it. The siding needs to be checked out further and needs to be repaired or replaced. This needs to be done by a licensed siding contractor.

2.2 WINDOWS

Inspected, Repair or Replace



The windows are wood double hung units with vinyl balancers. Most of the units need to be inspected further because the springs are not attached to the sash, so the sash could fall closing on someone's fingers. If the units can not be repaired they should be replaced. This should be done by a qualified window contractor.

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

Inspected, Repair or Replace



Some of the planting should be cut back away from the siding to keep moisture off the building. The contour of the land has the water coming down the hill toward the house, I could not see any drain tile or drainage system to keep

2. Exterior

the water during a heavy rain from flushing against the house. This could cause some water leakage in the basement.

There is a drainage tube where the front east downspout connects to that comes out on the flat section of the front yard, this may also be connected to the sump pump line. The hole in front of the drain line could cause some to fall or injure themselves. This should be extended to empty out on the slop of the yard.

The driveway is asphalt and has some cracks that should be repaired and seal coated. There are some area at the end of the driveway and the public walkway that should be replaced. The apron, the section between the street and the public walkway is in bad shape and should be replaced. The repairs and the replacement should be done by a licensed asphalt contractor.

The public walkway has two slabs that have hole in them and one of them has dropped about 1" to 1 1/2". This should be replaced. I would check first with the city about who can do the replacement of these slabs.

The rear stoop needs to be caulked with a concrete approved caulking to keep water from entering the joints and freezing expanding the openings.

2.8 OTHER

Inspected, Repair or Replace



The window wells need to be cleaned out to make sure the drains are clear and free from debris to allow water to flow freely. Also the large escape window is missing the cover and someone could fall in injuring themselves, a new cover should be installed. The escape window itself does not lock properly and can be opened from the exterior allowing entry by anyone, this should be repaired so it will lock properly and open with ease.

3. Garage

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace



The operator needs adjusting on the downward pressure, it does not reverse when the door hits resistance and could injure someone.

4. Kitchen Components and Appliances

4.4 WINDOWS

Inspected, Repair or Replace



See notes on exterior windows

4.8 OUTLETS WALL SWITCHES and FIXTURES

Inspected, Repair or Replace



There are two outlets one on each side of the sink, The right is a GFCI and the left in tied into it. Though this was in code it is not now and should be changed to a GFCI.

The fan / light has power going to it and the fan works, the light did not work but could be as simple as changing the bulbs.

5. Rooms

5.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



See the notes on the exterior window section.

5. Rooms

5.6 OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace



In the family room there is one outlet on the laundry room wall that only half the outlet works, this should be replaced. This should be done by a licensed electrician.

In the basement there is one outlet to the left of the sump pump that is not working, this should be replaced. This should be done by a licensed electrician.

One outlet in the Dining Room on the kitchen wall side has a reverse polarity.

All the closets light fixtures should be replaced with a fluorescent type with a lens.

6(B). Master Bath

6.2.B WINDOWS

Inspected, Repair or Replace



See the notes in the exterior window section.

7. Structural Components

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Inspected, Repair or Replace



There was a 2"x 4" joist system with plywood flooring over it covering the crawlspace floor so I could not see if there was a vapor barrier or gravel in place. This area should be inspected further to check that there is no mildew starting. It may also help to install some vent in the plywood flooring to allow air to flow through and dry it out.

8. Plumbing System

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

Inspected, Repair or Replace



The water heater seems to be in good shape but has out lived it's life expectancy

8.6 SUMP PUMP

Inspected, Repair or Replace



The sump pump is working but there is only one pump in the pit and it is wise to have a battery back up pump in case the power go out

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Inspected, Repair or Replace




The furnace and the A/C unit seem to be original and if so this would but them past their life expectancy of 15 to 20 years, these unit could go at any time and should by replace by a licensed HVAC contractor. The S/N L415K3M26

There are no registers in the recreation room in the basement to heat or cool. The main trunk goes along side the beam and could be tied into. This should be done by a licensed HVAC contractor to make sure of the size and number needed.

10. Heating / Central Air Conditioning


10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected, Repair or Replace

-  There is a wood burning fireplace and it should be inspected by a licensed chimney sweep to clean and check the flue. The doors need adjustment to close properly.

10.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected, Repair or Replace

-  See the note under the heating equipment section.

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

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INVOICE

ASI
2220 Elm Street

River Grove, IL 60171

708-606-3831
Inspected By: Anthony Serpico

Inspection Date: 9/7/2008
Report ID: 08-sample

Customer Info:	Inspection Property:
<p>Mrs. Rose Goody Mr. Ross Goody 2500 Heaven Lane River Grove IL 60171</p> <p>Customer's Real Estate Professional: Shawana Liotine Reality Executive Premiere</p>	<p>777 Pleasant Drive Bartlett IL</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Paid In Full



ASI

Anthony Serpico
2220 Elm Street

River Grove, Il. 60171

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