



RIGHT AT HOME

INSPECTIONS AND SOLUTIONS

INSPECTING THE HOUSE YOU'LL CALL HOME

<http://www.righthomeinspect.com>

rightathomeinspections@gmail.com

(708) 473-5116

Inspector: Mark Glowczynski

Illinois License Number: 450.010389



Property Inspection Report

Client(s): **Inspection Client**

Property address: **3500 Shields**

Chicago, Il 60611

Inspection date: **Wednesday, February 14, 2018**

This report published on Friday, October 12, 2018 2:12:03 PM CDT

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Thank you for choosing Right at Home Inspections and Solutions. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms or moisture intrusion (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 1802000000
 Time started: 0845
 Time finished: 1100
 Present during inspection: Client
 Client present for discussion at end of inspection: Yes
 Inspector: Mark
 Weather conditions during inspection: Rain
 Temperature during inspection: Cool
 Ground condition: Wet
 Recent weather: Rain
 Overnight temperature: Cold, 35 deg.
 Inspection fee:
 Type of building: Single family
 Buildings inspected: One house, One detached garage
 Number of residential units inspected: 1
 Age of main building: 1943
 Source for main building age: Municipal records or property listing
 Front of building faces: South
 Main entrance faces: South
 Occupied: No
 Source for additions and modifications: Property listing

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit: <http://www.reporthost.com/?EPA>

<http://www.reporhost.com/?CPSC>
<http://www.reporhost.com/?CDC>

2)  Evidence of rodent infestation was found in the form of feces in the basement. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>
<http://www.reporhost.com/?TRAPUP>
<http://www.reporhost.com/?CLEANUP>

Mouse droppings noted in one corner of basement.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Gravel

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Brick

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

3)   Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Area of main concern is front porch.

The rear porch is measured approximately 23 inches. Consider adding guardrail here for added safety.



Photo 3-1



Photo 3-2

RAILING

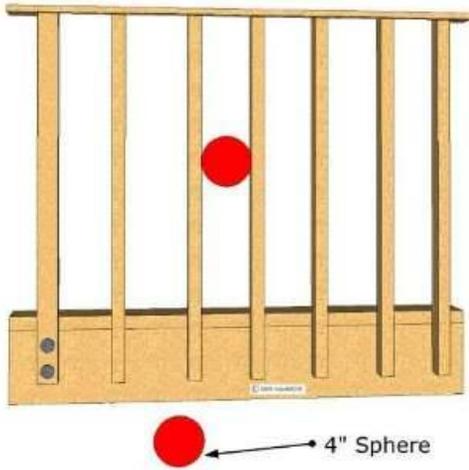


Photo 3-3

4)  Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit: <http://www.reporthost.com/?IMPEL>

Area of concern is rear deck stairs and front West side stairs.



Photo 4-1



Photo 4-2

5)  One or more pier blocks supporting the deck or porch were resting on soft soil. The deck may settle as a result, or the structure may become damaged. Concrete pier blocks should be installed on undisturbed soil or poured concrete footings. If on soil, then no soil immediately around the base of the pier block should be excavated or eroded away. Recommend that a qualified person repair per standard building practices.

Porch/deck of concern is the rear. The support posts are resting upon patio pavers.



Photo 5-1



Photo 5-2



Photo 5-3

- 6)  Wooden deck or porch surfaces and/or railings were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit: <http://www.reporthost.com/?PENOil>
<http://www.reporthost.com/?DKMAIN>
- 7)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Area of concern is rear yard. It does appear, however, that water may divert to east side of house..



Photo 7-1



Photo 7-2

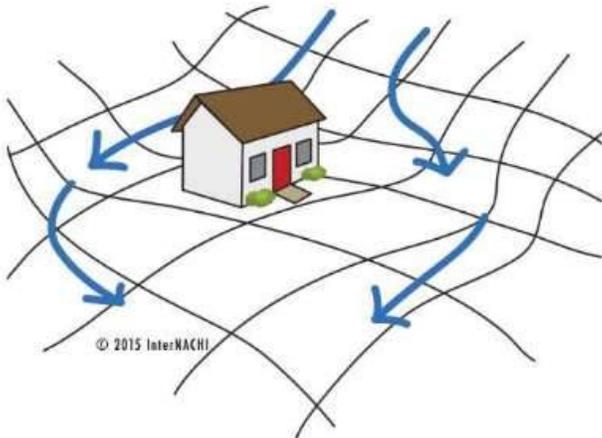


Photo 7-3

8)  Most areas of the deck and/or porch substructure were inaccessible due to permanently installed skirting. These areas couldn't be evaluated and are excluded from the inspection.

Area of concern is front porch.



Photo 8-1



Photo 8-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl

Condition of foundation and footings: Required repairs, replacement and/or evaluation (see comments below)

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Small brick

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

9)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 9-1



Photo 9-2

10) **i** Some exterior wall sections were obscured by vegetation and couldn't be fully evaluated. They are excluded from this inspection.

11) **i** Some above-grade foundation walls were obscured by vegetation. The inspector was unable to evaluate these areas. They are excluded from this inspection.



Photo 11-1



Photo 11-2

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Insulation material underneath floor above: None visible

12)  Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

Some treads were pitched forward, some were loose and rocked when walked upon.



Photo 12-1



Photo 12-2

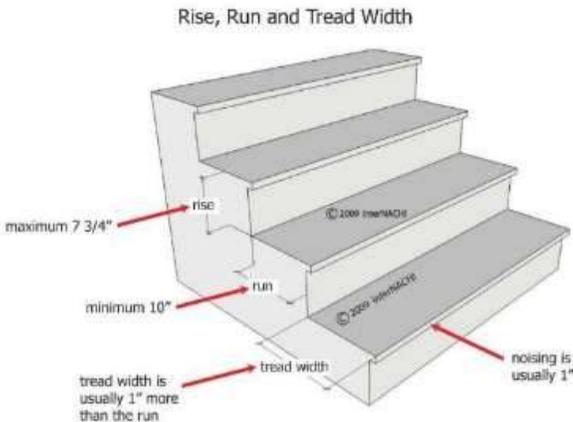


Photo 12-3

13)  A door swung outward over one or more sets of stairs, and either no landing was installed, or the landing didn't extend at least 20 inches beyond the outermost swing area of the door. This is a safety hazard since someone standing on the stairs can fall or be pushed backwards if the door is opened. Recommend that a qualified contractor repair per standard building practices.



Photo 13-1



Photo 13-2

14)   Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.

Handrail Height

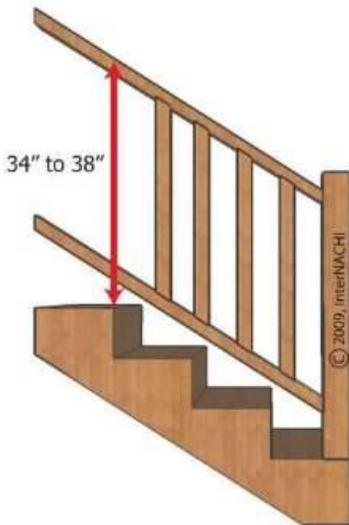


Photo 14-1

15)   Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.



Photo 15-1

RAILING

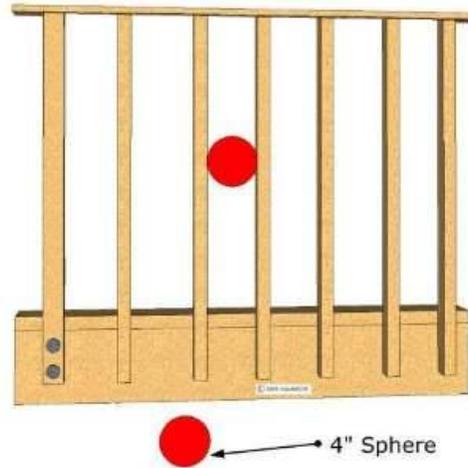


Photo 15-2

16)   The only entrance/exit to the basement appeared to be the basement stairs. While this is common in older homes, modern standards require a secondary escape for use in the event of fire or an emergency. Such entrances/exits should allow entry by emergency personnel and their equipment. It is beyond the scope of this inspection to verify compliance with the current codes, and codes are generally not retroactive. Consult with a window/door contractor and/or the local municipal building officials regarding egress guidelines.

17)    Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 17-1



Photo 17-2



Photo 17-3

18)  One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.

Many of these columns were not properly supported by proper footings.



Photo 18-1



Photo 18-2



Photo 18-3



Photo 18-4



Photo 18-5



Photo 18-6



Photo 18-7

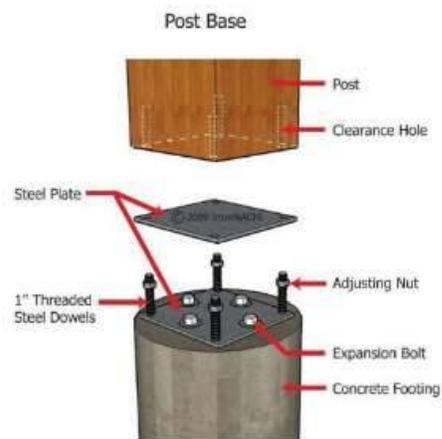


Photo 18-8

19)  One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 19-1



Photo 19-2

20)  One or more joists were notched or had holes cut in them in such a way as to significantly weaken the joist(s). General guidelines for modifying joists made of dimensional lumber include these restrictions:

- Notches at ends should not exceed 1/4 of the joist's depth.
- Other notches should not exceed 1/6 of the joist's depth.
- Notches should not be cut in the middle 1/3 of the joist's span.
- Notches should not be longer than 1/3 of the joist's depth.
- Holes must be 2 inches or more from the joist's edge.
- The maximum hole diameter is 1/3 of the depth of the joist.

Recommend that a qualified contractor evaluate and repair as necessary, and per standard building practices.

An area of note is where stairs go down to basement. It is observed that a beam has been cut for this access.



Photo 20-1



Photo 20-2

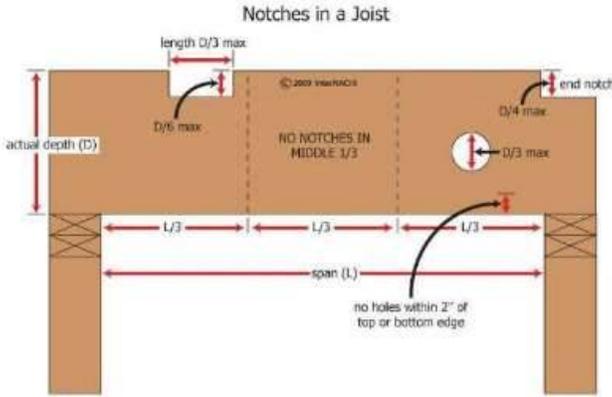


Photo 20-3

Post to Beam Connection



Photo 20-4

21) 🔍 Cracks in basement walls and/or floors appear to have been patched more than once. This may indicate that water has infiltrated or accumulated in the basement previously, and/or that settlement is ongoing. Consult with the property owner, reviewing disclosure statements, and/or that a qualified contractor evaluate and repair if necessary. Note that the inspector does not guarantee or warrant that water will not accumulate in the basement in the future.

22) 🛠 Sealant or water-proofing coating was found on basement walls and/or floors. This may indicate that water has infiltrated or accumulated in the basement previously. Monitor the basement for excessive moisture conditions in the future, and review any disclosure statements related to accumulated moisture in the basement. Note that the inspector does not guarantee or warrant that water will not accumulate in the basement in the future.

Spray foam was observed in many locations throughout the walls of the basement. This combined with the moderate slope in the rear yard and lac of some gutter downspout extension may exacerbate any moisture issues in the future. I strongly consider consulting a qualified repair person familiar with basement moisture issues to make corrective repiars, inclusive.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4

- 23)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Age of roof surface(s): Unk

Roof inspection method: Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

- 24)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 24-1

25)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 25-1



Photo 25-2

26)  Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to slippery conditions, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Not inspected because no access was found

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Not determined

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Condition of roof structure: Appeared serviceable

Age of roof surface(s): Unk

Roof inspection method: Viewed from ground

Roof type: Hipped

Roof surface material: Asphalt or fiberglass composition shingles

27)  One or more garage vehicle doors wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, etc. Note that because of this, the inspector was unable to verify that the auto-reverse functions for the automatic opener were operable. A qualified person should evaluate, repair as necessary and verify that auto-reverse functions are working.

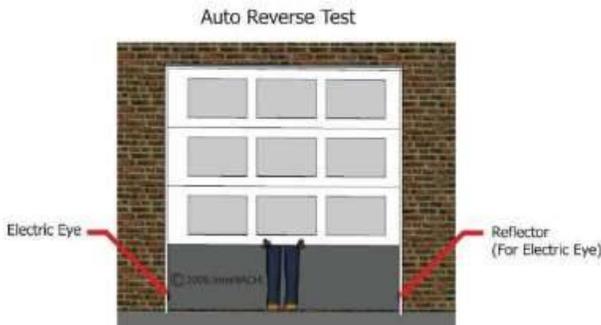


Photo 27-1

28)  Some sections of siding and/or trim were loose and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 28-1



Photo 28-2

29)   Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

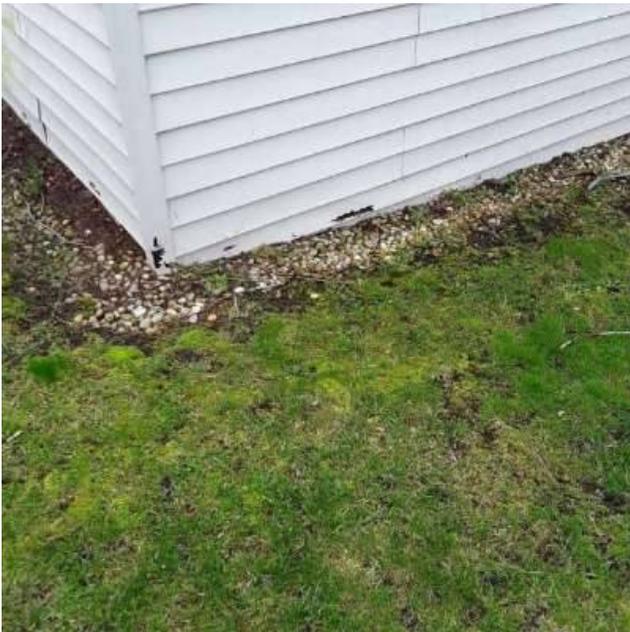


Photo 29-1

30)   An area of garage foundation/footing has a "clean-cut" opening to the left of vehicle door when looking at garage. This does not appear to be damage. Light is visible from the inside. Consider having this repaired.



Photo 30-1

- 31) **i** Some floor areas were obscured by stored items and couldn't be fully evaluated.
- 32) **i** Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to slippery conditions, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: Not determined (components inaccessible or obscured)

Service voltage (volts): 120

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Not determined (components inaccessible or obscured)

Main disconnect rating (amps): 100

System ground: Not determined, not readily apparent

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Basement

Location of main service panel #B: Basement

Location of main disconnect: Breaker at top of main service panel

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Smoke alarm power source(s): Not determined

33)   One or more electric receptacles at the kitchen, full bath and/or laundry area had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>



Photo 33-1



Photo 33-2



Photo 33-3



Photo 33-4



Photo 33-5

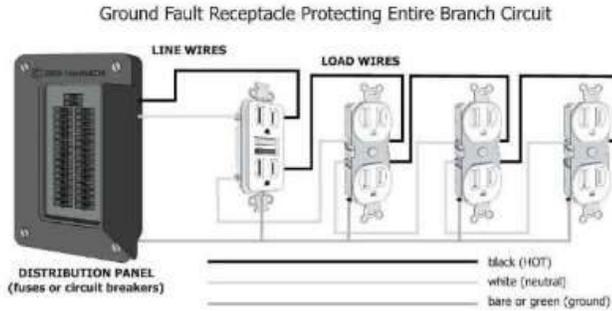


Photo 33-6

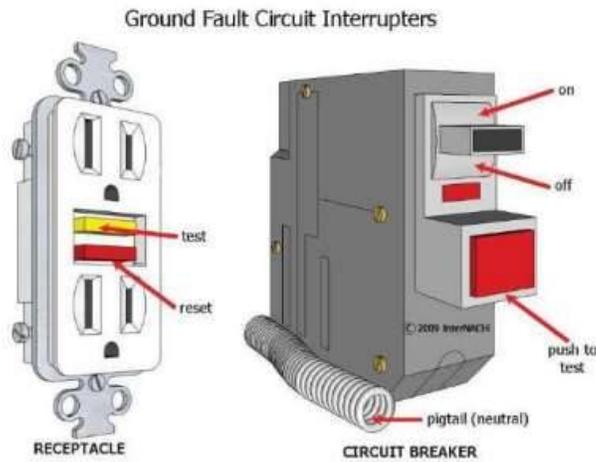


Photo 33-7

34)   One or more electric receptacles at the bedroom(s), family room and/or dining room had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:
<http://www.reporthost.com/?AFCI>

35)   One or more floor-mounted electric receptacles or their cover plates were substandard and/or not approved for this application. This is a potential safety hazard. Typically such receptacles have metal cover plates and prevent liquids such as pet urine from entering the receptacle. A qualified contractor should repair per standard building practices.

Location A (master bed) and location C (living, dining).



Photo 35-1



Photo 35-2



Photo 35-3

36)   Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.



Photo 36-1

37)   Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <http://www.reporthost.com/?SMKALRM>

38)   In the basement there are several junction boxes without covers, some are missing knockouts. There are some open splices not in junction boxes. There are some receptacles without covers.

Consult a qualified electrician to make proper repairs.



Photo 38-1



Photo 38-2



Photo 38-3



Photo 38-4



Photo 38-5



Photo 38-6



Photo 38-7

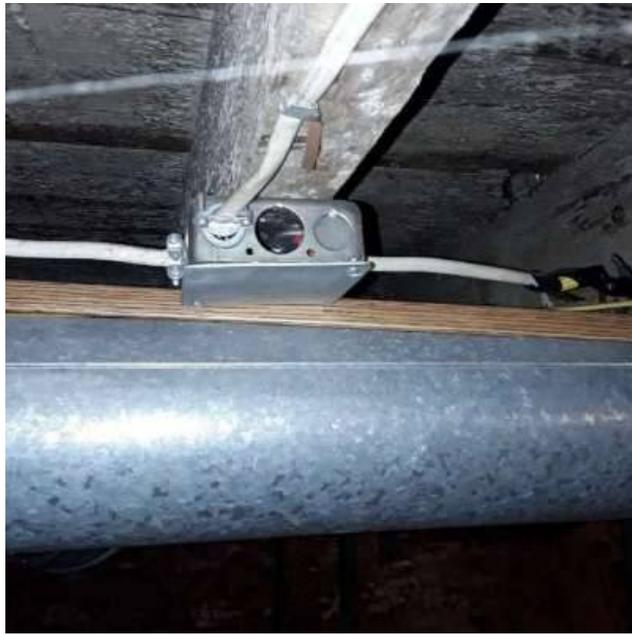


Photo 38-8



Photo 38-9

39)   No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

40)   Few receptacles were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

Receptacles - Maximum Distance

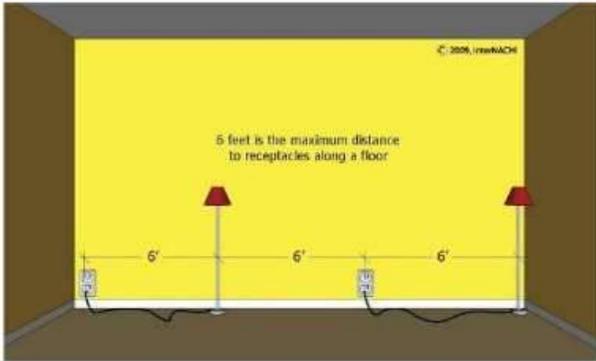


Photo 40-1

41)  The inspector was unable to open and evaluate panel(s) #A and B because service wire hanging low from the panel itself. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

For safety reasons, service wire is not moved for panel A and lack of clearance for panel B.



Photo 41-1



Photo 41-2



Photo 41-3



Photo 41-4

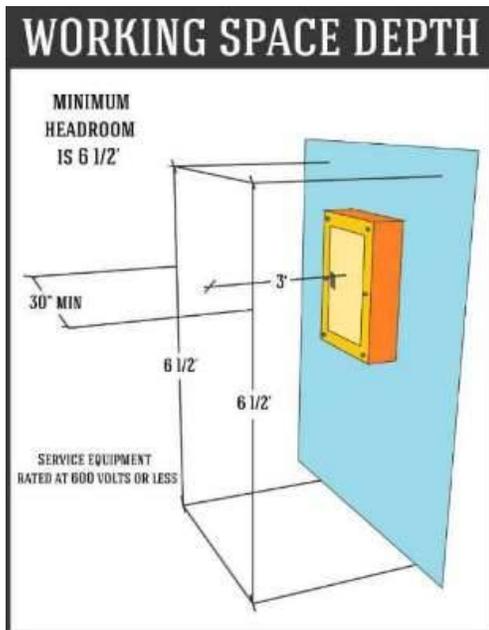


Photo 41-5

42)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.



Photo 42-1

43)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Location A bulb is missing.



Photo 43-1

44)  No doorbell was installed at the main entrance. The client wish to have one installed for convenience sake.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking

when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
 Water service: Public
 Location of main water meter: Basement
 Location of main water shut-off: Basement
 Service pipe material: Copper
 Condition of supply lines: Appeared serviceable
 Supply pipe material: Copper
 Condition of drain pipes: Appeared serviceable
 Drain pipe material: Plastic
 Waste pipe material: Plastic
 Location(s) of plumbing clean-outs: Basement
 Vent pipe condition: Not determined (inaccessible, obscured, or water service off)
 Sump pump installed: Yes
 Condition of sump pump: Appeared serviceable

45)  A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable
 Type: Tank
 Energy source: Natural gas
 Capacity (in gallons): 40
 Temperature-pressure relief valve installed: Yes
 Manufacturer: State
 Model number: gs640ybrs300
 Serial number: 1305a011557
 Location of water heater: Basement
 Hot water temperature tested: No
 Condition of burners: Appeared serviceable
 Condition of venting system: Appeared serviceable
 Condition of combustion air supply: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air
 General heating distribution type(s): Ducts and registers
 Last service date of primary heat source: Unk
 Condition of forced air heating/(cooling) system: Appeared serviceable
 Forced air heating system fuel type: Natural gas
 Forced air heating system manufacturer: Trane
 Location of forced air furnace: Basement

A/C condenser data plate: Does not meet data spec's for amp's- Consult a qualified electrician for repair.

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Condition of controls: Appeared serviceable

46)  The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

47)  Return air duct has a visible gap where it penetrates the floor. Consult a qualified HVAC repair person to make proper repairs.



Photo 47-1



Photo 47-2

48)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Oven, Refrigerator, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: N/A (none installed)

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Natural gas

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Unplugged

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

49)  The cooktop exhaust fan was inoperable. Recommend that a qualified person repair or replace as necessary.

50)  The oven light was inoperable. Recommend replacing bulb or that repairs are made, if necessary, by a qualified person.

51)  The electric supply for the refrigerator was inoperable (e.g. turned off, not plugged in, circuit breaker off) and the inspector was unable to fully evaluate. Repairs may be needed. If concerned, have a qualified person fully evaluate.



Photo 51-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full, 1st Floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No

52)  The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporthost.com/?DRYER>



Photo 52-1

53)  The clothes dryer exhaust duct appeared to need cleaning. Significant amounts of lint build-up were visible and may reduce air flow. This is a fire hazard. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit:

<http://www.reporthost.com/?DRYER>

54)  The clothes dryer exhaust duct terminated in the basement. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person install, repair or replace the duct as necessary so it terminates outdoors, and per standard building practices. For more information, visit:

<http://www.reporthost.com/?DRYER>



Photo 54-1

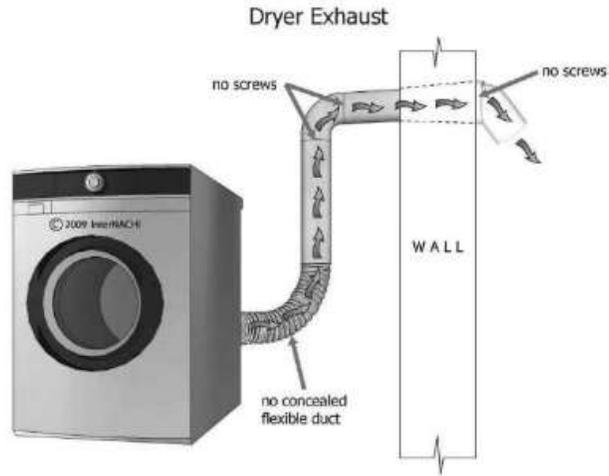


Photo 54-2

55) 🛠️💧 One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.



Photo 55-1



Photo 55-2

56) 🛠️💧 Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 56-1



Photo 56-2

57)  The sink drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 57-1

58)  The clothes dryer exhaust duct was loose in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person make permanent repairs as necessary. For more information, visit:

<http://www.reporhost.com/?DRYER>

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled

basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Location A: Master

Location B: 2nd bed

Location C: Dining Room, Living Room

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Single-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Plaster

Ceiling type or covering: Plaster

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Laminate

59)  Floors in one or more areas were sagging or springy. This can be caused by over-spanned, undersized or too few joists or beams, or too few support posts. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Area of concern is a small area in the bathroom and small areas in the bedrooms, and a small area near top of basement stairs in kitchen.

60)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Front side window screens are damaged.



Photo 60-1



Photo 60-2

61)  One or more ceilings were damaged. Recommend that a qualified person repair as necessary.

In location A part, the ceiling appears to be paneling. A portion of the paneling is buckling.



Photo 61-1



Photo 61-2

62) 🛠️ Weatherstripping around one or more exterior doors was damaged. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.

Front door is concern.



Photo 62-1

63) ⓘ One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.



Photo 63-1

64) **i** One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.



Photo 64-1

65) **i** Some windows were covered with plastic shrink-type material commonly used in winter. These so does are not fully evaluated.



Photo 65-1

Electric service

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

66)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

The service drop appears to be new. There were only a few branches/twigs within the drop.

All report findings are the conditions found at the time of the inspection and are non-destructive in nature. All findings within this report are based on obvious and outward conditions. Right at Home cannot make any assumptions on any conditions behind any permanently mounted fixture, drywall, object, system, cabinet etc. These conditions may or may not change at any time after the inspection. Right at Home shall not guarantee or be made liable for any accuracy of conditions if they have changed after the inspection. Some repairs may or may not have been made after the inspection. Right at Home shall not guarantee or be liable for any repairs made after the inspection. The inspector shall not move any personal item to gain access to any door, hatch, scuttle, etc. The inspector shall not move/disturb any blown in insulation. The inspector shall not turn on any water, electrical, gas service that is off at the time of the inspection.

Right at Home Inspections and Solutions shall not negotiate any issues with the builder/owner/contractor or their attorneys or agents. The company shall not make any recommendations to any one other than the client.

When the report indicates repairs, replacements, etc are needed, it's always advised to refer to a repair person that is certified or licensed in that particular field. Some fields of work may require a license by the State of Illinois. Always obtain any descriptions of work performed or clearances of issues on that companies letterhead.

**By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic attachment included with your completed report. If you do not have a copy of the CONTRACT AGREEMENT please contact Right at Home Inspections and Solutions and a copy will be provided to you either electronically or by fax. If you do not agree to be bound by this CONTRACT AGREEMENT in its entirety, you must contact Right at Home Inspections and Solutions immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection

report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction, and hereby releases Right at Home Inspections and Solutions from any and all liabilities that may arise in the future. **

By acceptance of this report, the client or report holder agrees to said conditions.