

# Inspection Report

**Mr. John Sample**  
**Mrs. Jane Sample**

**Property Address:**  
9876 Property Blvd.  
Niles, IL 60714



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<b>Date:</b> 5/6/2005	<b>Time:</b> 09:30 AM	<b>Report ID:</b> Sample 1
<b>Property:</b> 9876 Property Blvd. Niles, IL 60714	<b>Customer:</b> Mr. John Sample Mrs. Jane Sample	<b>Real Estate Professional:</b> John Smith ABC Realty

The Subject property is a 1 story single residence brick ranch built in 1979. The building generally appeared to be in good condition for its age. The property had recently been painted inside and outside.

### [Comment Key or Definitions](#)

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be read and considered when evaluating this property.

**Note:** Any recommendations by the inspector to repair or replace or deal with a significantly deficient item suggests an evaluation by a licensed and insured contractor specifically qualified to determine the condition and safety of the described item, component or system. Please note that Home Inspectors in the State of Illinois are required to note any safety hazards, whether they comply with older, obsolete local building codes or not. Licensed and insured contractors are not. Repairs done by persons other than licensed and insured contractors carry with them added liability for the customer. All work done on the subject property should be accompanied by a copy of all invoices and warranties, such warranties should be transferable to the new owner and should include the contractor's license number and a copy of their insurance certification.

#### Category Definitions:

Inspected (IN) = The system, component or item was visually observed at a certain time and under certain conditions.

Not Inspected (NI) = The system, component or item was not inspected and no representations of whether or not it was functioning are intended. The reason could be that the item was not connected (gas, water, electrical disconnected), obstructed, or not accessible. In any case, the reason that the item, system or component was not inspected is stated in the comments.

Not Present (NP) = This system, component or item is not present in the subject property.

Watch List or Maintenance (WL) = Either the system, component or item needs regular maintenance to remain functioning in a proper manner and those maintenance processes are noted or the item should be watched in anticipation of future problems.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a licensed and insured contractor. Most of these type of comments describe items that will lead to more serious problems if not addressed. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

Significantly Deficient (SD) = Defined by Illinois State Law as either a) not functioning or b) posing a safety hazard. It should be noted that a large number of significantly deficient items can be addressed at little cost. It is important to remember that the safety of a significantly deficient item is not based upon mere local building codes, which contain 'grandfathering' clauses, or the common 'accepted' practices of tradesmen, but on current national and international safety requirements and with the well being of the property and the client in mind.

Please Note: If you have any questions or any thing is unclear, please do not hesitate to contact RCM Home Inspections, LLC and/or your specific inspector. We are happy to answer any of your questions and have a large knowledge base of information and experienced, qualified expert NACHI instructors and inspectors from around the entire country at our disposal. We consider it very important for you to fully and completely understand the condition of the subject property and will do all we can to help you in the process.

**Age Of Home:**

Over 25 Years

**Client Is Present:**

Yes

**Seller Present:**

No

**Realtors Present:**

Buyer's Realtor

**Weather:**

Cloudy

**Temperature:**

over 80

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Mold Test:**

No

**Water Test:**

No

**Insect / Pest Inspection:**

No

## 1. 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:**

POURED CONCRETE

**FRAMING METHOD:**

PLATFORM

**FLOOR STRUCTURE:**

2 X 10

**WALL STRUCTURE:**

NOT VISABLE

**BEAMS COLUMNS OR PIERS:**

STEEL GIRDER

STEEL COLUMNS

**CEILING STRUCTURE:**

2X4

ENGINEERED TRUSS

**ROOF STRUCTURE:**

ENGINEERED WOOD TRUSS

**ROOF-TYPE:**

GABLE

**ATTIC ACCESS:**

SCUTTLE HOLE

**METHOD USED TO OBSERVE ATTIC:**

FROM ENTRY

**CRAWLSPACE ACCESS:**

HATCH OR ACCESS DOOR

**METHOD USED TO OBSERVE CRAWLSPACE:**

FROM ENTRY

### Inspection Items

#### 1.0 FOUNDATION - Inspect and Describe

**Comments:** Inspected

Foundation is older poured concrete with several signs of vertical cracking (Picture 1 & 2 are examples) around perimeter of house and by window wells, probably due to settlement. These cracks appear to have been professionally repaired from inside. No signs of efflorescence or wicking to brick. The some corners of the foundation (Picture 3 & 4 are examples) had small pieces of concrete missing

Crawl space was vented through the brick (Picture 5). Crawl was inspected from opening.



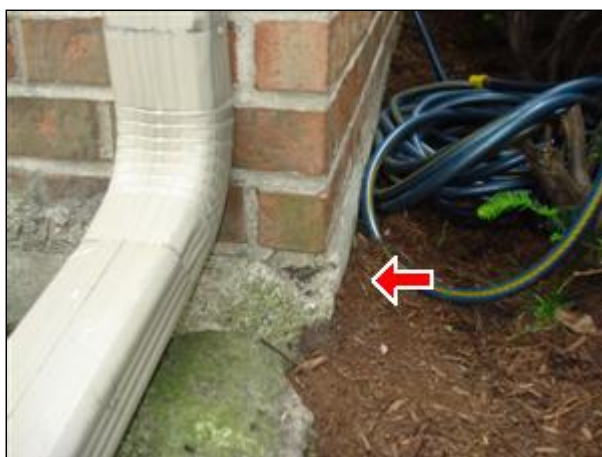
1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

**1.1 FOUNDATION - Findings**

**Comments:** Watch List - Maintenance, Repair or Replace

WL- Recommend that the foundation be monitored for a period of time since crack repairs were recent.



RR - Recommend that corners of foundation have sufficient tuck pointing applied by a qualified mason to insure that brick is fully supported. These areas should be monitored periodically for potential displacement of brick.

WL - Vents in crawl should be open in summer and closed in winter

1) WL - Recommend, as an upgrade, that the crawlspace vents be replaced with thermostatic controlled vents. These vents are not expensive and will help to properly ventilate the crawlspace but will automatically close in the winter season.

## 1.2 WALLS - Inspect and Describe

**Comments:** Inspected

Structural walls are brick. Where visible, the walls displayed no signs of cracking, efflorescence or displacement. .

## 1.3 BEAMS, COLUMNS OR PIERS - Inspect and Describe

**Comments:** Inspected

Structure is supported by a centrally running steel girder, running north to south, and supported by steel posts. The girder and post displayed signs of rust with no displacement. The posts are not secured properly to girder since bolts are missing and/or not tightened. This is a safety issue since this is the main support of structure.



1.3 Picture 1



1.3 Picture 2

## 1.4 BEAMS, COLUMNS OR PIERS - Findings

**Comments:** Repair or Replace, Significantly Deficient

SD - Recommend that the missing bolts connecting the metal supporting posts to the steel girders be replaced and all bolts be tightened.

RR - Recommend sealing posts and beams with a rust preventing paint.

## 1.5 FLOORS - Inspect and Describe

**Comments:** Inspected

Floor structure, as observed from that accessible portion of the basement common area. are 2 x 10 wooden joists that are aged, but in generally good condition with no signs of rot or excessive moisture content.

## 1.6 CEILINGS - Inspect and Describe

**Comments:** Inspected

Ceiling structure, as observed from the attic area, was 2 x 4 wooden joists. They displayed no warp, twist or physical damage.

**1.7 ROOF STRUCTURE AND ATTIC - Inspect and Describe**

**Comments:** Inspected

Attic structure was 2 x 4 wooden trusses with galvanized metal gussets which was further fortified with added supports . The truss spacing varied depending on location of structure and were approximately 16" or 24" and supported plywood roof decking. These structures displayed no signs of water staining, warp, twist or physical damage.

The area of attic roof deck above master bedroom was coated with a white sealant (Picture 1). Buyer stated that the attic was professionally treated for mold and that he had supporting documents to verify this. No potential biological material was observed.



1.7 Picture 1



## 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:**

BRICK

**SIDING MATERIAL:**

BRICK VENEER

**EXTERIOR ENTRY DOORS:**

STEEL

SLIDING PATIO DOOR

**APPURTENANCE:**

SIDEWALK

DECK

**AUTO OPENER MANUFACTURER:**

GENIE

**GARAGE DOOR MATERIAL:**

METAL

**GARAGE DOOR TYPE:**

ONE AUTOMATIC

**DRIVEWAY:**

CONCRETE

### Inspection Items

#### 2.0 WALL COVERING AND TRIM - Inspect and Describe

**Comments:** Inspected

The exterior of the house was covered with brick veneer and brick window sill trim. The brick walls appeared to displayed no signs of mortar cracking, missing mortar, loss or displacement of the brick.

The brick on the north window sill trim displayed some minor missing mortar ( Picture 1 ) consistent with the age of the house.



2.0 Picture 1

#### 2.1 WALL COVERING AND TRIM - Findings

**Comments:** Watch List - Maintenance, Repair or Replace

RR - Recommend that missing mortar in the brick sills be tuckpointed with mortar as a guard against water intrusion.

This repair can be done by a qualified brick mason.

WL - recommend annual monitoring of all brick for loose and missing mortar.

## 2.2 DOORS (Exterior) - Inspect and Describe

**Comments:** Inspected

Exterior front door was steel and insulated. It hung straight and plumb and articulated properly with their latches.

Sliding doors to deck had screen and appeared to open properly.

The door knob on the garage service door was loose and not locking properly.

The entry door from the garage to the living area appeared to be fire rated but did not have spring closure hinges to automatically close this door. This is a safety issue since fumes and gases can enter living area if this door is not closed.

## 2.3 DOORS (Exterior) - Findings

**Comments:** Repair or Replace, Significantly Deficient

RR - Recommend repair/replace door knob & lock on garage service door.

SD - Recommend replacement of hinges on entry door from garage door with spring closure hinges.

## 2.4 WINDOWS (Exterior) - Inspect and Describe

**Comments:** Inspected

Exterior windows were wood with metal storm windows and displayed minor signs of peeling paint deterioration . All caulk joints were without signs of deterioration but some caulk was not professionally applied. The wooden window trim was freshly painted without signs of peeling paint and moisture readings of the wood was within normal limits.



2.4 Picture 1

## 2.5 WINDOWS (Exterior) - Findings

**Comments:** Repair or Replace

RR - recommend that all windows with peeled or deteriorated paint be painted to protect against any damage.

## 2.6 GARAGE DOOR OPENERS - Inspect and Describe

**Comments:** Inspected

Garage door operated properly in response to normal operating controls. The safety reverse features were tested and operated as intended.

**2.7 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Inspect and Describe**

**Comments:** Inspected

House was equipped with a low rear deck wood deck. Decking was 2X6 with 2X8 structure. Where visible metal brackets were used to join structure. Access under deck prohibited inspection of attachment to house. Posts were set in concrete. Loose nails were observed on the bracket of the deck stairs (Picture 1). Deck stairs had no railing. Lattice (Picture 6) above deck is not secured

Concrete driveway appeared to have one slab sinking (Picture 2) with some cracking in other sections (Picture 3).

Sidewalks to right and left of garage had cracking and settling (Picture 4-5)



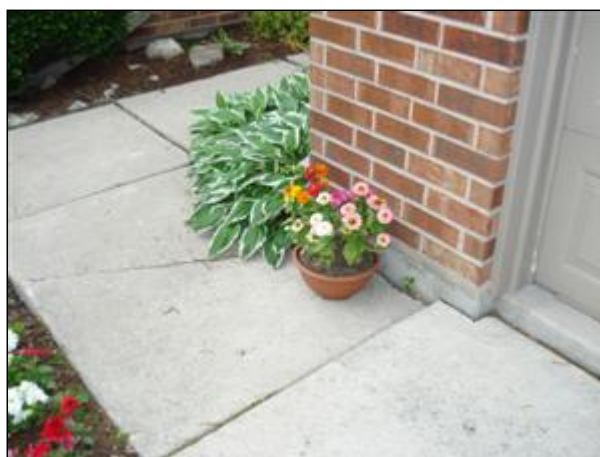
2.7 Picture 1



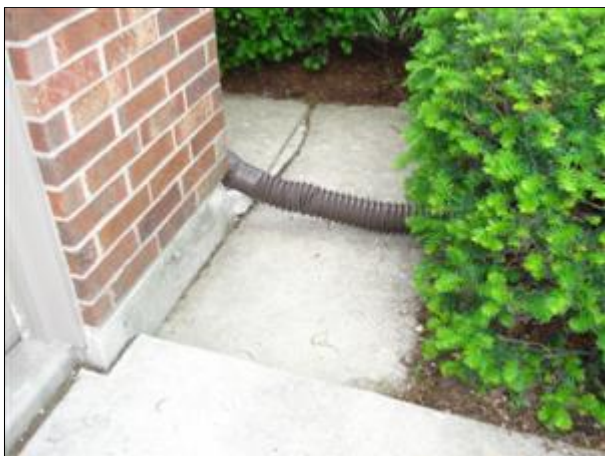
2.7 Picture 2



2.7 Picture 3



2.7 Picture 4



2.7 Picture 5



2.7 Picture 6

**2.8 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings**

**Comments:** Repair or Replace

RR - Recommend that deck stairs be re-secured and that since stairs have 3 rises that a railing be added by a qualified carpenter.

RR - Recommend that driveway and walks be repaired by a qualified concrete contractor.

RR - Recommend that a qualified carpenter secure the lattice above deck.

## **2.9 EAVES, SOFFITS AND FASCIAS - Inspect and Describe**

**Comments:** Inspected

Eaves soffits and fascia are wooden and display no signs of rot, peeling paint or physical damage. The soffits are equipped with louvered vents.

## **2.10 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Inspect and Describe**

**Comments:** Inspected

The grading around the house was somewhat high, at the front entry ( Picture 1-2 ). It is recommended, for brick veneer houses, that 4-6" of concrete foundation be exposed above the grade level as a guard against water intrusion.

Some vegetation appeared too close to house (Picture 3-4).

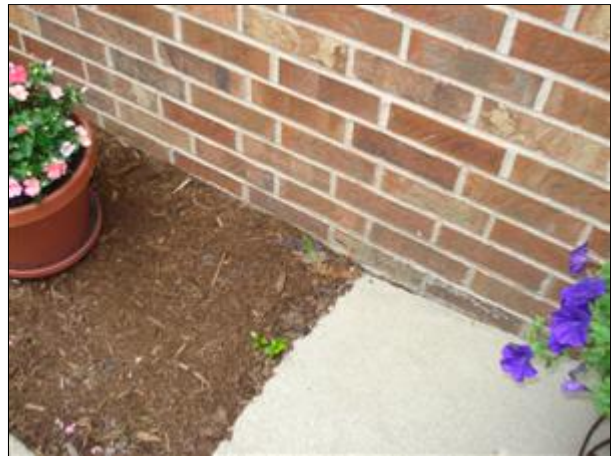
Sidewalks were concrete and displayed signs of cracking as described in above section.



Log rack was located on south side of house. This is an invitation for pests and insects to be attracted. (Picture 5)



2.10 Picture 1



2.10 Picture 2



2.10 Picture 3



2.10 Picture 4



2.10 Picture 5

**2.11 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Findings**

**Comments:** Watch List - Maintenance, Repair or Replace

RR - Recommend lowering grade at front entry to expose 4-6" of foundation.



WL - Vegetation should be kept trimmed 18" from wall to allow airflow and prevent insect intrusion..

RR - recommend relocation of log rack a minimum of 10' from house.

### 3. Roofing

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

##### ROOF COVERING:

ASPHALT/ FIBERGLASS

##### VIEWED ROOF COVERING FROM:

LADDER

##### SKY LIGHT (S):

NONE

##### CHIMNEY (exterior):

BRICK WITH CLAY TILE LINER

RAIN CAP

PEST SCREEN

#### Inspection Items

##### 3.0 ROOF COVERINGS - Inspect and Describe

**Comments:** Inspected

The roof is covered with newer asphalt impregnated fiberglass shingles in dimensional style. The roof displays no signs of missing shingles, cupping, fishmouth or displacement.



3.0 Picture 1

##### 3.1 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Inspect and Describe

**Comments:** Inspected

All roof penetrations were inspected and displayed proper flashing. The chimney was equipped with step and counter flashing which was intact.

The style of counter flashing used on the chimney does not take the flashing metal into the brick joints (which is best practice) but merely lays the flashing against the brick with a caulked top joint.

##### 3.2 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Findings

**Comments:** Watch List - Maintenance

WL - Because the chimney counter flashing is only caulked, the flashings should be annually evaluated and re-caulked, as needed.

##### 3.3 ROOFING DRAINAGE SYSTEMS - Inspect and Describe

**Comments:** Inspected

The roof is drained by means of newer metal gutters that are secured to the fascia boards by means of metal hangers ( Picture 1 ). The spacing of the gutter supports meets the modern standard of a maximum of 18" spacing between supports. The gutters appear to be properly sloped.

Downspout extension left of garage crosses the walk causing a trip hazard.



3.3 Picture 1



3.3 Picture 2

### 3.4 ROOFING DRAINAGE SYSTEMS - Findings

**Comments:** Significantly Deficient

SD - Gutter extensions should extend 6' from structure but should not cross or eject water onto walkways. This is a safety issue since the extension or freezing water can cause tripping.

## 4. 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 SUPPLY:**

COPPER

**PLUMBING DISTRIBUTION:**

COPPER

**WASHER DRAIN SIZE:**

2" DIAMETER

**PLUMBING WASTE:**

NOT VISABLE

**WATER HEATER POWER SOURCE:**

GAS

**CAPACITY:**

50 GAL (2-3 PEOPLE)

**MANUFACTURER:**

BRADFORD-WHITE

### Inspection Items

#### 4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS - Inspect and Describe

**Comments:** Inspected

Interior drain, waste and vent systems were PVC and operated properly. They exhibited no signs of leaking or physical damage, where it was possible to observe them. Functional flow tests of all drains were done and no problems were observed.

#### 4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES - Inspect and Describe

**Comments:** Inspected

Water supply is by means of copper piping, which appears to be without signs of leakage, corrosion or physical damage. The piping, where observed, was secured with the proper type hangers.

All water fixtures (toilets, faucets, showers and bathtubs, sillcocks) were operated and worked properly.

Functional water flow test determined that the water pressure and volume are adequate.

#### 4.2 INTERIOR PLUMBING FIXTURES (Inspect and Describe)

**Comments:** Inspected

All interior water fixtures were operated and worked properly. Toilets were properly seated and there was no signs of drain trap leakage.

#### 4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Inspect and Describe

**Comments:** Inspected

The water heater was a newer 50 gallon unit. Its model and serial number were checked against the Consumer Products Safety Commission and the manufacturer's web sites and no defect or recall notices were found.

The water heater was properly installed with di-electric fittings. It was observed through a heating cycle and displayed the proper colored flame. The TPR valve was properly vented to an approved copper pipe. The water heaters vent flue was properly secured, sloped and secured to the chimney and displayed no signs of backdrafting or carbon monoxide leakage. The water heater's gas and water shut-off valve was located and was then tagged.

#### 4.4 MAIN WATER AND FUEL SHUT-OFF DEVICES (Describe location) - Findings

**Comments:** Inspected

Main water shut-off was located at the NW corner of the basement ( Picture 1 ). The meter was properly equipped with a ground bonding jumper around the water meter. The shutoff was tagged by inspector.



4.4 Picture 1

#### 4.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Inspect and Describe

**Comments:** Inspected

Natural gas fuel was distributed by means of the proper black pipe. This piping was tested for leaks at the furnace, water heater, and clothes dryer and none were found. Range had no access behind it to test for leaks. There was no main gas shut off in house. Meter was located on the north outside wall (Picture 1).



4.5 Picture 1

#### 4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Findings

**Comments:** Repair or Replace

1) RR - Recommend the installation of main gas shutoff inside of the basement so gas can be turned off from inside. Turning gas off from outside can be difficult with snow and icing conditions.

#### 4.7 SUMP PUMP - Inspect and Describe

**Comments:** Inspected

There is an ejector type (not flood control type) canister sump pump that serves to drain the basement laundry tub, air conditioner, and humidifier . It was tested and operated properly. It drains to the regular waste lines. It was not equipped with a battery backup.

The house was also equipped with a sump pump, located at the NE the corner of the basement. The pump operated properly. It was not equipped with a battery backup.

**4.8 SUMP PUMP - Findings**

**Comments:** Watch List - Maintenance

WL - Recommend that all sump and ejector pumps be equipped with battery backup so that their operation is assured during periods of electrical blackout.



**5. 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 presence of smoke and carbon monoxide 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. 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 (Lateral Drop)

**METER CAPACITY:**

200 AMPS

**PANEL CAPACITY:**

100 AMP

**PANEL TYPE:**

CIRCUIT BREAKERS

**ELEC. PANEL MANUFACTURER:**

Sylvania

**BRANCH WIRE 15 and 20 AMP:**

COPPER

**WIRING METHODS:**

CONDUIT

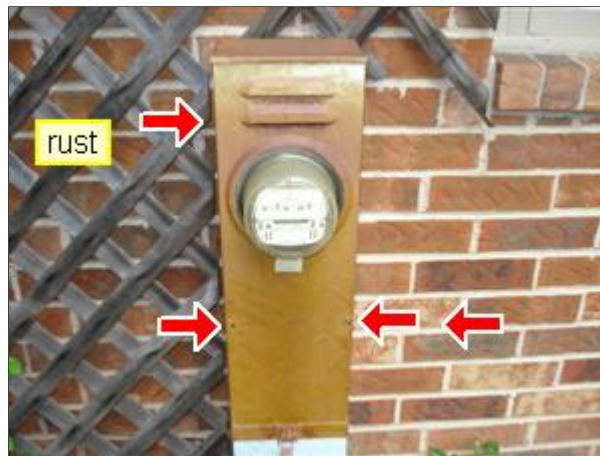
**Inspection Items**

**5.0 SERVICE DROP AND ENTRANCE, CONDUCTORS - Inspect and Describe**

**Comments:** Inspected

Electrical service is supplied by means of an underground (lateral) service drop from the utility pole to the meter box located back of the house (Picture 1). The meter was rated for 200 amp service.

Cabinet was beginning to rust and had 2 screws missing.



5.0 Picture 1

**5.1 SERVICE DROP AND ENTRANCE, CONDUCTORS - Findings**

**Comments:** Repair or Replace

RR - Recommend that electric service provider inspect this cabinet and replace missing screws.

**5.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS - Inspect and Describe**

**Comments:** Inspected

The electrical distribution panel for the subject unit, equipped with a main disconnect, was located on the east basement wall. It was manufactured by Sylvania and rated 100 amps and was without signs of physical damage, rust or pest infiltration. The panel face is properly secured by blunt end screws.

The service entrance cables are of the proper gauge. All overcurrent devices were properly seated and of the proper type for the panel. Most circuits were properly labeled.

All raceways are metal conduit and are properly secured and bonded. The grounding conductor and the neutral conductor are properly floated and the ground conductor was properly bonded to the panel.

There are no other sub panels.

### 5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Inspect and Describe

**Comments:** Inspected

All overcurrent devices (circuit breakers) appear to be the proper type and appear to be served by the correct gauge wire for their rated amperage. There was one double tap on circuit #5. All neutral conductors are properly seated in the neutral bus and the neutral bus is properly bonded to the panel and the ground.

Wiring technique is neat and orderly. All raceways are properly bonded to the main service panel.



5.3 Picture 1

### 5.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Findings

**Comments:** Repair or Replace

RR - Recommend removal of double tap to circuit breaker #5 by a licensed electrician

### 5.5 CONNECTED DEVICES AND FIXTURES - Inspect and Describe

**Comments:** Inspected

All electrical switches and receptacles were tested and found to be powered and have the proper polarity and grounding with the following exceptions:

The east kitchen counter receptacle is not grounded and had a multiplier attached (Picture 1). The opposite wall baseboard receptacles was also not grounded (Picture 2).

The dish washer power was supplied under the kitchen sink by armored cable that was rusted and deteriorating (Picture 3)

Several bare bulb fixtures were located in garage, attic, basement and closets. These fixture have been known to cause fires when contacted by flammable materials, especially in closets and attics where materials are stored.

Extension cord was used to supply TV in basement.(Picture 5)



5.5 Picture 1



5.5 Picture 2



5.5 Picture 3



5.5 Picture 4



5.5 Picture 5

**5.6 CONNECTED DEVICES AND FIXTURES - Findings**

**Comments:** Repair or Replace, Significantly Deficient

SD - Recommend removal of the multiplier and repair/ replacement of the kitchen counter receptacle with a GFCI protected one. This should be done by a licensed electrician.

RR - Recommend repair/replacement of the receptacle on the other side of counter wall. This should be done by a licensed electrician.

RR - Recommend repair/replacement of the rusted armored cable that supplies the dishwasher. This should be done by a licensed electrician.

SD - recommend replacement of all bare bulb fixtures. This should be done by a licensed electrician.

RR - Recommend use of extension cords are temporary and should be removed after use.

**5.7 GFCI, AFCI PROTECTION OF RECEPTACLES - Inspect and Describe**

**Comments:** Inspected

Bathrooms were found to be protected by GFCI circuit breaker in basement panel. They were tested and operated properly. GFCI receptacle were not found in other area that included outside next to deck and north wall, garage, basement, and kitchen counters.

No AFCI protection was found in bedrooms as expected for an older house.

**5.8 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings**

**Comments:** Significantly Deficient

SD - Current safety standards require GFCI (Ground Fault Circuit Interrupt) protected outlets, or GFCI circuit breakers for all outlets that are:

- Over the counter in kitchens and anywhere in bathrooms.
- Within 6' or any water source (sinks, bathtubs, bathroom basins)
- Located in unfinished areas of basements.
- In garages.
- Powering garage door openers serving metal garage doors.
- Located on the exterior of the house.
- Around pools, spas or that power whirlpool type tubs.

Current (newer) safety standards require AFCI (Arc Fault Circuit Interrupt) protected outlets or circuit breakers be used for all branch wiring that services bedroom areas.

Recommend that all such installation be done by a licensed and insured electrical contractors and that these outlets and breakers be tested every month by means of the test buttons that they are equipped with.

**5.9 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Inspect and Describe**

**Comments:** Inspected

Smoke detectors were observed in the hallway outside of bedrooms and at the kitchen. No CO detectors were located.

**5.10 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings**

**Comments:** Watch List - Maintenance, Significantly Deficient

SD - Recommend that carbon monoxide detectors be located in all bedrooms and in any utility room containing a gas fired water heater, furnace or boiler. Illinois state law required that CO detectors be installed within 15' of every sleeping area.

WL - The actual detector mechanisms in smoke and carbon monoxide detectors usually only last 4 to 5 years. Even though the detector may sound when the "test" button is pushed, this button tests only the battery, not the detector. It is recommended that all smoke and carbon monoxide detectors be replaced every 5 years to ensure proper operation and protection.

## 6. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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

**FURNACE EFFICIENCY:**

MID EFFICIENCY (Cat 1 - Cat 3)

**ENERGY SOURCE:**

GAS

**HEAT SYSTEM BRAND:**

CARRIER

**NUMBER OF HEAT SYSTEMS (excluding fireplaces):**

ONE

**DUCTWORK:**

RECTANGULAR

ROUND

GALVANIZED STEEL

**FILTER TYPE:**

CARTRIDGE

**TYPES OF FIREPLACES:**

SOLID FUEL

**OPERABLE FIREPLACES:**

ONE

**NUMBER OF WOODSTOVES:**

NONE

### Inspection Items

#### 6.0 HEATING EQUIPMENT - Inspect and Describe

**Comments:** Inspected

The subject property was heated by a mid-efficiency furnace manufactured in 2006 and located NW corner of basement. The furnace's serial number was checked against Consumer Products Safety Commission and the manufacturer's web site for defect or recall notices and none were found.

The unit was operated and displayed the proper color flame. It delivered heat with, at least, a 15 degree differential measured at the supply registers. Carbon monoxide readings were within normal limits.

#### 6.1 NORMAL OPERATING AND SAFETY CONTROLS - Inspect and Describe

**Comments:** Inspected

Furnace responded properly to normal operating controls (multiple setting, setback type). Furnace was equipped with gas shutoff and electrical shutoff located on the furnace unit. Shutoffs were tagged by inspector.

#### 6.2 CHIMNEYS, FLUES AND VENTS - Inspect and Describe

**Comments:** Inspected

Furnace is vented to a common metal flue by means of a round, galvanized steel flue. The flue pipe is of sufficient size and is properly secured.

#### 6.3 HEAT DISTRIBUTION SYSTEMS - Inspect and Describe

**Comments:** Inspected

Heating and air conditioning are distributed by means of rectangular and round galvanized metal ducts. All ducts are properly secured and attached with screws. They display no signs of physical damage or rust.

#### 6.4 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Inspect and Describe

**Comments:** Inspected

The house is equipped with a stone/brick solid fuel fireplace that displays the proper fire brick. The damper was metal and operated properly.



The fireplace was equipped with a inactive capped gas line connected to a gas valve located on the wall next to the fireplace.

#### **6.5 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings**

**Comments:** Repair or Replace

RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep prior to its use. The damper and flue display soot buildup. Recommend that standard level 1 evaluation be done.

## 7. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage.

### Styles & Materials

**COOLING EQUIPMENT TYPE:**

AIR CONDITIONER UNIT

**COOLING EQUIPMENT ENERGY SOURCE:**

ELECTRICITY

**CENTRAL AIR MANUFACTURER:**

COMFORT MAKER

**NUMBER OF A/C UNITS:**

ONE

### Inspection Items

#### 7.0 COOLING EQUIPMENT- Inspect and Describe

**Comments:** Inspected

Air conditioner compressor was an older Comfort Maker unit. Its model and serial number and serial number could not be located to verify age or recalls. The top of unit was rusted .

It is equipped with a disconnect in clear sight and not obstructed. Its gas liquid lines were unkinked and properly insulated. The air conditioner was operating and was serviceable, delivering a differential between supply and return ducts of greater than 15 degrees.



7.0 Picture 1

#### 7.1 COOLING EQUIPMENT- Findings

**Comments:** Watch List - Maintenance

WL - Recommend, as a help to maintenance, that the compressor intake vents be covered with plastic window type screening to help protect the cooling vanes from becoming clogged with dust, grass and other debris. With this screen in place, such debris can easily be wiped off and cleaning the compressor will be easier.

#### 7.2 NORMAL OPERATING AND SAFETY CONTROLS - Inspect and Describe

**Comments:** Inspected

The air conditioner responded properly to normal operating controls.

#### 7.3 DISTRIBUTION SYSTEMS - Inspect and Describe

**Comments:** Inspected

Air conditioning was distributed by means of rectangular, galvanized steel ductwork that appear to be of adequate size. The duct work was common with the heating system. Refer to the heating section of this report for additional description.

## 8. Interiors

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:

SHEETROCK

#### WALL MATERIAL:

SHEETROCK

#### FLOOR COVERING(S):

CARPET

TILE

#### INTERIOR DOORS:

HOLLOW CORE

#### WINDOW TYPES:

DOUBLE-HUNG

SLIDERS

#### CABINETS:

WOOD

### Inspection Items

#### 8.0 CEILINGS - Inspect and Describe

**Comments:** Inspected

Ceilings were finished with drywall and exhibited no signs of sag and warp. Evidence of repairs for minor cracking radiating from door and window openings were observed as would be expected for a house of this age. Repair areas and window area were examined for moisture and were within normal limits.

#### 8.1 WALLS - Inspect and Describe

**Comments:** Inspected

Walls were finished with drywall and exhibited no signs of bowing and warp. Evidence of repairs for minor cracking radiating from door and window openings were observed as would be expected for a house of this age. Repair areas and window area were examined for moisture and were within normal limits.

#### 8.2 FLOORS - Inspect and Describe

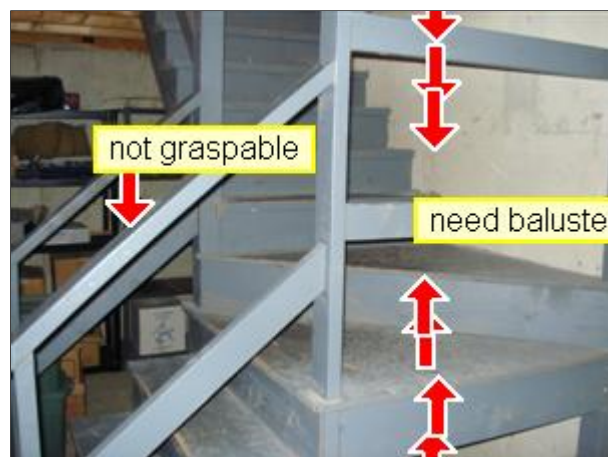
**Comments:** Inspected

Floors were covered with a mixture of carpet and tile. No major defects were noted.

#### 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Inspect and Describe

**Comments:** Inspected

Basement stairs are tight and secure. The basement stairway is not equipped with balusters. 2X4 Hand rail at lower portion was not sufficiently graspable.



8.3 Picture 1

**8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings**

**Comments:** Repair or Replace

RR - Recommend installation of baluster by a qualified carpenter to prevent small children from passing through rails.

RR - recommend replacement of lower handrail by a qualified carpenter with one that is graspable.

**8.5 COUNTERS AND OF CABINETS - Inspect and Describe**

**Comments:** Inspected

Kitchen cabinets were wood and displayed no signs of staining, looseness or physical damage.

Kitchen counters are laminate and displayed no signs of staining, physical damage or delaminating.

**8.6 DOORS (Interior) - Inspect and Describe**

**Comments:** Inspected

Interior doors were hollow core fiberglass and hung straight and plumb. They articulated properly with their latches.

Closet doors were fiberglass bi-fold doors and operated properly.

No doors displayed signs of physical damage.

**8.7 WINDOWS (Interior) - Inspect and Describe**

**Comments:** Inspected

Interior windows displayed no signs of cracked glass and operated properly when tested. There were signs of water infiltration or moisture condensation on the window wood sash. Moisture testing was within normal limits.

**8.8 WINDOWS (Interior) - Findings**

**Comments:** Repair or Replace

1) RR - Recommend the wooden window sashes and frames be varnished/painted to guard against further deterioration.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Styles & Materials**

<b>ATTIC INSULATION:</b> FIBERGLASS	<b>R- VALUE:</b> R-19 OR BETTER	<b>VAPOR BARRIER:</b> KRAFT PAPER
<b>VENTILATION:</b> ROOF VENTS	<b>EXHAUST FAN TYPES:</b> FAN ONLY FAN WITH LIGHT PROPERLY EXAHUSTED TO THE EXTERIOR	<b>DRYER POWER SOURCE:</b> GAS CONNECTION
<b>DRYER VENT:</b> FLEXIBLE VINYL		

**Inspection Items**

**9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Inspect and Describe**

**Comments:** Inspected

The attic insulation varied by three locations that were observed through three hatches that entered one common attic area. The above-the-garage attic area was partially blocked by a plywood wall (Picture 1) but had large openings to the remaining attic. The garage ceiling had drywall missing creating a direct opening to that attic. None of the hatches were insulated. There was no insulation (R0) above attached garage. There was approximately 4-6" (R18-24) of fiberglass batt/roll insulation above master bedroom. There was approximately 8-10" (R24-30) fiberglass batt/roll insulation above living, kitchen, dinning rooms. Some vapor barrier was seen. The rim joists in the basement were not insulated with fiberglass batts. Wall insulation was not visible for inspection.



9.0 Picture 1

**9.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Findings**

**Comments:** Repair or Replace

RR - Recommend that garage ceiling be repaired by a qualified carpenter to close direct opening to attic.

RR - Recommend insulation above living space be increased to R31, above garage be added to R25, garage walls common to living space be insulated to R19, rim joists be insulated to R19, and basement walls (once finished be insulated to R19. Insulation should be installed by a qualified insulating contractor.



**9.2 VENTING SYSTEMS (Kitchens, baths and laundry) - Inspect and Describe**

**Comments:** Inspected

The kitchen vent hood was integral to the over stove microwave. It was a recycling type and not vented to the exterior.

Master bath had a switched vent fan that was vented to the outside.

Common bath had a light/vent fan that was vented to the outside.

It should be noted that the clothes dryer vent (Picture 1) was vented by means of a vinyl vent hose. There have been many reports of fires caused by the use of vinyl vent hoses due to their flammable characteristics. This is a safety issue.



9.2 Picture 1

**9.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings**

**Comments:** Significantly Deficient

SD Recommend that the vinyl vent hose serving the clothes dryer be replaced with a rigid or flexible metal pipe to avoid the possibility of fire. This is a safety hazard.

## 10. Built-In Kitchen Appliances

### Styles & Materials

**DISHWASHER:**

MAYTAG

**DISPOSER:**

UNKNOWN

**EXHAUST/RANGE HOOD:**

INTEGRAL TO MICROWAVE

**RANGE/OVEN:**

KENMORE

**BUILT-IN MICROWAVE:**

GENERAL ELECTRIC

**TRASH COMPACTORS:**

NONE

**REFRIGERATOR:**

WHIRLPOOL

### Inspection Items

#### 10.0 DISHWASHER

**Comments:** Inspected, Repair or Replace

Maytag dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was not properly equipped with a high loop as a guard against water from the sink draining back into the dishwasher.

Dishwasher model and serial numbers cross checked with manufacturer and Consumer Product Safety Commission showing no posted recalls. Dishwasher manufacture date could not be verified.

SD - Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the side of the base cabinet and 'looped' so that the loop is at least 3" higher than the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

Range and oven operated. Model and serial number were cross-checked against manufacturer and Consumer Product Safety Commission and no posted recalls were found. Gas line to range could not be inspected as built in.

#### 10.2 FOOD WASTE DISPOSER

**Comments:** Inspected

Disposer was operated. Model and serial number were not visible.

#### 10.3 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

GE Microwave was operated. Model and serial number were compared with manufacturer and Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1995

#### 10.4 REFRIGERATOR

**Comments:** Inspected, Watch List - Maintenance

Whirlpool refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1987

WL - Care should be taken to clean the refrigerator's cooling vanes (located under or behind the refrigerator twice a year to ensure proper and efficient operation of the refrigerator and as a guard against mold formation.

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.

It is important to remember that while appliances had average service ages, no individual appliances can be expected to operate within the average. The best policy with regards to appliances is that they operate until the stop operating. Inspector makes no warranty as to the operational life expectancy of any appliance.

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



### RCM Home Inspections, LLC

**8287 N. Merrill St.  
Niles, IL 60714  
847-698-5993**

#### **Customer**

Mr. John Sample  
Mrs. Jane Sample

#### **Address**

9876 Property Blvd.  
Niles, IL 60714

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 appear to warrant 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, efficiency, or safety 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. Structural Components

### 1.1 FOUNDATION - Findings

#### **Watch List - Maintenance, Repair or Replace**

WL- Recommend that the foundation be monitored for a period of time since crack repairs were recent.

RR - Recommend that corners of foundation have sufficient tuck pointing applied by a qualified mason to insure that brick is fully supported. These areas should be monitored periodically for potential displacement of brick.

WL - Vents in crawl should be open in summer and closed in winter

1) WL - Recommend, as an upgrade, that the crawlspace vents be replaced with thermostatic controlled vents. These vents are not expensive and will help to properly ventilate the crawlspace but will automatically close in the winter season.

### 1.4 BEAMS, COLUMNS OR PIERS - Findings

#### **Repair or Replace, Significantly Deficient**

SD - Recommend that the missing bolts connecting the metal supporting posts to the steel girders be replaced and all bolts be tightened.

RR - Recommend sealing posts and beams with a rust preventing paint.

## 2. Exterior

### 2.1 WALL COVERING AND TRIM - Findings

#### Watch List - Maintenance, Repair or Replace

RR - Recommend that missing mortar in the brick sills be tuckpointed with mortar as a guard against water intrusion. This repair can be done by a qualified brick mason.

WL - recommend annual monitoring of all brick for loose and missing mortar.

### 2.3 DOORS (Exterior) - Findings

#### Repair or Replace, Significantly Deficient

RR - Recommend repair/replace door knob & lock on garage service door.

SD - Recommend replacement of hinges on entry door from garage door with spring closure hinges.

### 2.5 WINDOWS (Exterior) - Findings

#### Repair or Replace

RR - recommend that all windows with peeled or deteriorated paint be painted to protect against any damage.

### 2.8 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings

#### Repair or Replace

RR - Recommend that deck stairs be re-secured and that since stairs have 3 rises that a railing be added by a qualified carpenter.

RR - Recommend that driveway and walks be repaired by a qualified concrete contractor.

RR - Recommend that a qualified carpenter secure the lattice above deck.

### 2.11 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - Findings

#### Watch List - Maintenance, Repair or Replace

RR - Recommend lowering grade at front entry to expose 4-6" of foundation.

WL - Vegetation should be kept trimmed 18" from wall to allow airflow and prevent insect intrusion..

RR - recommend relocation of log rack a minimum of 10' from house.



### 3. Roofing

#### 3.2 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Findings

##### Watch List - Maintenance

WL - Because the chimney counter flashing is only caulked, the flashings should be annually evaluated and re-caulked, as needed.

#### 3.3 ROOFING DRAINAGE SYSTEMS - Inspect and Describe

##### Inspected

The roof is drained by means of newer metal gutters that are secured to the fascia boards by means of metal hangers ( Picture 1 ). The spacing of the gutter supports meets the modern standard of a maximum of 18" spacing between supports. The gutters appear to be properly sloped.

Downspout extension left of garage crosses the walk causing a trip hazard.

#### 3.4 ROOFING DRAINAGE SYSTEMS - Findings

##### Significantly Deficient

SD - Gutter extensions should extend 6' from structure but should not cross or eject water onto walkways. This is a safety issue since the extension or freezing water can cause tripping.

### 4. Plumbing System

#### 4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS - Findings

##### Repair or Replace

1) RR - Recommend the installation of main gas shutoff inside of the basement so gas can be turned off from inside. Turning gas off from outside can be difficult with snow and icing conditions.

#### 4.8 SUMP PUMP - Findings

##### Watch List - Maintenance

WL - Recommend that all sump and ejector pumps be equipped with battery backup so that their operation is assured during periods of electrical blackout.

## 5. Electrical System

### 5.1 SERVICE DROP AND ENTRANCE, CONDUCTORS - Findings

#### Repair or Replace

RR - Recommend that electric service provider inspect this cabinet and replace missing screws.

### 5.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Findings

#### Repair or Replace

RR - Recommend removal of double tap to circuit breaker #5 by a licensed electrician

### 5.6 CONNECTED DEVICES AND FIXTURES - Findings

#### Repair or Replace, Significantly Deficient

SD - Recommend removal of the multiplier and repair/ replacement of the kitchen counter receptacle with a GFCI protected one. This should be done by a licensed electrician.

RR - Recommend repair/replacement of the receptacle on the other side of counter wall. This should be done by a licensed electrician.

RR - Recommend repair/replacement of the rusted armored cable that supplies the dishwasher. This should be done by a licensed electrician.

SD - recommend replacement of all bare bulb fixtures. This should be done by a licensed electrician.

RR - Recommend use of extension cords are temporary and should be removed after use.

### 5.8 GFCI, AFCI PROTECTION OF RECEPTACLES - Findings

#### Significantly Deficient

SD - Current safety standards require GFCI (Ground Fault Circuit Interrupt) protected outlets, or GFCI circuit breakers for all outlets that are:

- Over the counter in kitchens and anywhere in bathrooms.
- Within 6' of any water source (sinks, bathtubs, bathroom basins)
- Located in unfinished areas of basements.
- In garages.
- Powering garage door openers serving metal garage doors.
- Located on the exterior of the house.
- Around pools, spas or that power whirlpool type tubs.

Current (newer) safety standards require AFCI (Arc Fault Circuit Interrupt) protected outlets or circuit breakers be used for all branch wiring that services bedroom areas.

Recommend that all such installation be done by a licensed and insured electrical contractors and that these outlets and breakers be tested every month by means of the test buttons that they are equipped with.

## 5. Electrical System

### 5.10 SMOKE DETECTORS, CARBON MONOXIDE DETECTORS - Findings

#### Watch List - Maintenance, Significantly Deficient

SD - Recommend that carbon monoxide detectors be located in all bedrooms and in any utility room containing a gas fired water heater, furnace or boiler. Illinois state law required that CO detectors be installed within 15' of every sleeping area.

WL - The actual detector mechanisms in smoke and carbon monoxide detectors usually only last 4 to 5 years. Even though the detector may sound when the "test" button is pushed, this button tests only the battery, not the detector. It is recommended that all smoke and carbon monoxide detectors be replaced every 5 years to ensure proper operation and protection.

## 6. Heating

### 6.5 GAS/LP FIRELOGS, LOG LIGHTERS AND FIREPLACES - Findings

#### Repair or Replace

RR - Recommend that the fireplace damper and flue be evaluated and cleaned by a licensed and insured chimney sweep prior to its use. The damper and flue display soot buildup. Recommend that standard level 1 evaluation be done.

## 7. Central Air Conditioning

### 7.1 COOLING EQUIPMENT- Findings

#### Watch List - Maintenance

WL - Recommend, as a help to maintenance, that the compressor intake vents be covered with plastic window type screening to help protect the cooling vanes from becoming clogged with dust, grass and other debris. With this screen in place, such debris can easily be wiped off and cleaning the compressor will be easier.

## 8. Interiors

### 8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS - Findings

#### Repair or Replace

RR - Recommend installation of baluster by a qualified carpenter to prevent small children from passing through rails.

RR - recommend replacement of lower handrail by a qualified carpenter with one that is graspable.

### 8.8 WINDOWS (Interior) - Findings

#### Repair or Replace

1) RR - Recommend the wooden window sashes and frames be varnished/painted to guard against further deterioration.

## 9. Insulation and Ventilation

### 9.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces) - Findings

#### Repair or Replace

RR - Recommend that garage ceiling be repaired by a qualified carpenter to close direct opening to attic.

RR - Recommend insulation above living space be increased to R31, above garage be added to R25, garage walls common to living space be insulated to R19, rim joists be insulated to R19, and basement walls (once finished be insulated to R19. Insulation should be installed by a qualified insulating contractor.

### 9.3 VENTING SYSTEMS (Kitchens, baths and laundry) - Findings

#### Significantly Deficient

SD Recommend that the vinyl vent hose serving the clothes dryer be replaced with a rigid or flexible metal pipe to avoid the possibility of fire. This is a safety hazard.

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Inspected, Repair or Replace

Maytag dishwasher was operated through a complete cycle and no signs of leakage were observed. The dishwasher was not properly equipped with a high loop as a guard against water from the sink draining back into the dishwasher.

Dishwasher model and serial numbers cross checked with manufacturer and Consumer Product Safety Commission showing no posted recalls. Dishwasher manufacture date could not be verified.

SD - Recommend that the dishwasher drain be re-installed so as to provide for a high loop, where the dishwasher drain pipe is secured to the side of the base cabinet and 'looped' so that the loop is at least 3" higher than the sink drain. This will guard against water back flowing from the drain into the dishwasher and guard against contamination of the dishes with drain waste water.

### 10.4 REFRIGERATOR

#### Inspected, Watch List - Maintenance

Whirlpool refrigerator was operating. Model and serial number were checked against manufacturer and the Consumer Product Safety Commission and no posted recalls were found. Manufactured in 1987

WL - Care should be taken to clean the refrigerator's cooling vanes (located under or behind the refrigerator twice a year to ensure proper and efficient operation of the refrigerator and as a guard against mold formation.

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

**RCM Home Inspections, LLC**  
**8287 N. Merrill St.**  
**Niles, IL 60714**  
**847-698-5993**  
**Inspected By: Richard Mangold (Illinois**  
**License# 450.0003803)**

**Inspection Date: 5/6/2005**  
**Report ID: Sample 1**

Customer Info:	Inspection Property:
Mr. John Sample Mrs. Jane Sample 321 Sample Street Your City IL 61234	9876 Property Blvd. Niles, IL 60714
<b>Customer's Real Estate Professional:</b> John Smith ABC Realty	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Single Family Basic 3 Bedroom Home	400.00	1	400.00
Structure over 25 Years of age	25.00	1	25.00
Additional Rooms (per room)	25.00	1	25.00
Prior client discount	-25.00	1	-25.00

**Tax \$0.00**  
**Total Price \$425.00**

**Payment Method:** Check  
**Payment Status:** Paid  
**Note:** Received check at inspection





## RCM Home Inspections, LLC

Richard Mangold (Illinois License# 450.0003803)  
8287 N. Merrill St.  
Niles, IL 60714

847-698-5993  HomeGauge®