



# Inspection Report

**T. Smith**

**Property Address:**

115 E. Ogden  
Naperville IL



**Insight Property Services, Inc**

**Joe Konopacki  
450.0004227  
115 E Ogden Ave Ste#117-128  
Naperville, IL 60563  
630-878-4192**



## Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents .....</u>	<u>3</u>
<u>Intro Page .....</u>	<u>4</u>
<u>General Summary .....</u>	<u>5</u>
<u>1 Roofing .....</u>	<u>10</u>
<u>2 Exterior.....</u>	<u>12</u>
<u>3 Garage.....</u>	<u>14</u>
<u>4 Interiors.....</u>	<u>16</u>
<u>5 Structural Components.....</u>	<u>18</u>
<u>6 Plumbing System.....</u>	<u>19</u>
<u>7 Electrical System .....</u>	<u>25</u>
<u>8 Heating / Central Air Conditioning .....</u>	<u>29</u>
<u>9 Insulation and Ventilation .....</u>	<u>33</u>
<u>10 Built-In Kitchen Appliances.....</u>	<u>37</u>
<u>Back Page .....</u>	<u>40</u>

<b>Date:</b> 1/1/2013	<b>Time:</b> 02:45 PM	<b>Report ID:</b> HI - 120411
<b>Property:</b> 115 E. Ogden Naperville IL	<b>Customer:</b> T. Smith	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

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

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

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

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

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

**Standards of Practice:**

ASHI American Society of Home Inspectors, Illinois

**In Attendance:**

Customer and their agent

**Type of building:**

Townhome, Single Family (2 story)

**Approximate age of building:**

1997

**Home Faces:**

North

**Temperature:**

55°F

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Yes

## General Summary



**Insight Property Services, Inc**

**115 E Ogden Ave Ste#117-128  
Naperville, IL 60563  
630-878-4192**

**Customer**

T. Smith

**Address**

115 E. Ogden  
Naperville IL

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

## 1. Roofing

### 1.3 ROOF DRAINAGE SYSTEMS

#### Repair or Replace

The gutters are in fair condition and seem to be managing rain water effectively. Recommend monitoring during rain events to determine whether additional downspouts are needed (wherever rain is spilling over gutters).

Sloped downspout leaders should discharge at least 8 to 10 feet away from the foundation wall. If downspout is too short, water will not drain properly and can collect next to the foundation wall and penetrate into the basement.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

The vinyl siding and brick cladding is in fine condition.

The flashing and trim at the top left of the window above the garage has gaps that may be allowing water to enter the wall assembly. Recommend a qualified individual properly flash and seal this area.

## 2. Exterior

### 2.2 WINDOWS

#### Repair or Replace

Basement screen is damaged, likely from animal attempting to escape the open window well. Repair screen and cover well.

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

#### Repair or Replace

The window wells should be properly sealed and fastened to the wall to halt any seepage from the saturated soil. After debris and vegetation is removed & drain is cleared, a cover should be installed on each well to maintain a clean and dry assembly.

## 3. Garage

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

#### Repair or Replace

The sensors are in place for garage door(s) and will reverse the door.

The garage door will reverse when met with resistance. Testing revealed the door required a good amount of resistance in order to retract. While this is technically functional, the amount of resistance required could be dangerous for small children and pets.

### 3.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### Repair or Replace

The door to the garage does not close automatically. Recommend spring hinges or a door closer be installed to ensure that the door closes and limits the amount of exhaust and fumes entering the home from the garage.

## 4. Interiors

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

(1) The sliding glass patio door latch is secured to the door frame and not through to the wall framing, resulting in the door frame flexing when the locked door is pulled. Securing the latch to the framing will avoid damage to the frame and better secure the door.

(2) The patio screen door frame is bent, does not close & latch and does not open easily. Recommend having the frame repaired or replaced.

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

(1) The master tub faucet assembly is not secured in the wall. Recommend the wall in the closet behind be opened to access the faucet and secure it properly.

After running the tub and allowing water to run down both the drain and the overflow, a small cool spot was observed on the ceiling below with the infrared camera - suggesting there may be a leak in the tubs

## 6. Plumbing System

drain system. When the wall is opened to secure the faucet, recommend the drains be inspected for signs of leaks and repaired as needed.

(2) The spout of the hallway bath tub is diverting water to the shower head, even when 'open', causing water to splash out of the tub. Recommend replacing the tub spout.

(3) The master bath toilet flapper does not stay up long enough for a full flush - requiring the flush handle be held down. Recommend replacing the flapper with an adjustable unit that can be set to work properly.

### 6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

#### Repair or Replace

Gas leaks were located at the couplings and elbow fitting above the water heater control valve. Recommend a qualified individual repair and retest the gas pipes for leaks.

## 7. Electrical System

### 7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

#### Repair or Replace

All outlets within 6 feet of a water source (kitchen, bathrooms, laundry, etc) should be replaced or protected with GFCI outlets. Recommend a qualified electrician replace or rewire outlets as necessary.

### 7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Repair or Replace

The exterior outlets are not functioning properly, the kitchen GFCI and outlets surrounding the sink are not GFCI protected, as well as the garage GFCI. Recommend a qualified individual repair or replace these devices as necessary to ensure all devices are properly protected.

### 7.7 SMOKE DETECTORS

#### Repair or Replace

The average service life of a smoke detector is 10 yrs. Be sure to replace batteries yearly and replace the units entirely after 10 years. Recommend one smoke detector per floor and one within 15 feet of the bedrooms.

### 7.8 CARBON MONOXIDE DETECTORS

#### Repair or Replace

The average service life of a carbon monoxide detector is 2-3 yrs. Be sure to replace batteries yearly and replace the units entirely after 3 years. Recommend one CO detector near each CO source (water heater / furnace, kitchen, door to garage, etc) and one within 15 feet of the bedrooms.

## 8. Heating / Central Air Conditioning

### 8.6 COOLING AND AIR HANDLER EQUIPMENT

#### Repair or Replace

(1) The AC is about 15 years into an expected service life of 20 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced once a year to prolong its service life. Lint, debris and vegetation should be kept clear of the sides of the unit to ensure proper air flow and efficient function. The unit should also be covered in the fall and winter to keep out debris and snow.

## 8. Heating / Central Air Conditioning

While the air handler was turned on and seemed to function well, the AC could **not** be turned on because the outside temperature was below 65 degrees. Recommend a qualified HVAC technician clean and assess the unit before regular summer function is needed.

(2) While the maximum rated fuse to be used is listed as 20Amps, the unit is connected to a 30 Amp breaker at the panel. This mean the unit can receive a higher current than it can handle - potentially damaging the unit - before the breaker shuts down power. A qualified HVAC technician should investigate this issue further and replace the breaker as needed.

## 9. Insulation and Ventilation

### 9.5 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

The bath fan exhaust lines are too long, with too many bends for optimum air flow. They also exhaust into the soffits where the air flow carries the moisture back into the attic.

Recommend new 80+cfm, quiet (<1.5 sones) be installed in the hall bath and master bath and vented through the roof by way of flexible, insulated duct and proper, dampered vents. This should be completed before any additional attic insulation is installed. The ducts should be as short as possible and sized one step larger than the outlet on the fan to avoid air friction which reduces the air flow.

### 9.6 INSULATION IN ATTIC

#### Repair or Replace

(1) The attic currently has R-11 fiberglass batt insulation, below the current code minimum of R-38. Likely the original design intended additional insulation be blown over the batt insulation. Recommend the attic be insulated to a more cost effective R-50/60 with blown cellulose (settles to an air-impermeable mass-unlike fiber glass), only **after air sealing and attic ventilation** issues have been completed.

## 10. Built-In Kitchen Appliances

### 10.1 STOVE/OVENS/COOKTOPS(RANGE)

#### Repair or Replace

A carbon monoxide (CO) output test was done on the oven. The CO measured at Steady State operation (normal operating level) of the gas oven is **47 ppm at 606 degrees**. CO less than 25 ppm is ideal. 26-100 ppm recommends a cleaning and adjustment. 100+ ppm requires the unit be thoroughly serviced, cleaned and adjusted by a qualified service technician.

### 10.2 MICROWAVE / HOOD VENT

#### Repair or Replace

The exhaust fan (part of the microwave) recirculates air rather than exhausting it to the outside. Should the kitchen be remodeled, consider venting this unit to the outside to remove odors, moisture and gases associated with gas cooking.

### 10.3 DISHWASHER

#### Repair or Replace

The copper supply to the dishwasher is kinked at the bends and seems to has put the drain valve electrical relay in contact with the floor. If a leak occurs, an electrical shock hazard is present. Recommend a qualified individual replace the copper supply with a flexible, stainless steel braided supply and adjust the drain relay up off the floor.

### 10.6 DRYER



## 10. Built-In Kitchen Appliances

### Repair or Replace

The unit was tested for basic function and other obvious signs of disrepair. Appliances are not inspected for proper function of all features and settings. No obvious issues were observed.

The dryer vent pipe should be a metal duct, solid or flexible. Vinyl material or metalized mylar are a fire hazard with gas dryers

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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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## 1. 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:**

3-Tab fiberglass

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

### Items

#### 1.0 ROOF COVERINGS

##### Repair or Replace

The roof appears to be the original installed 1997 is in good condition. There are a few areas of minor mechanical damage (nail head punctures, scuffs and raised shingles). Recommend these areas be proactively addressed and monitored for leaks during rains (from the attic below).



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

**1.1 FLASHINGS**

Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Inspected

**1.3 ROOF DRAINAGE SYSTEMS**

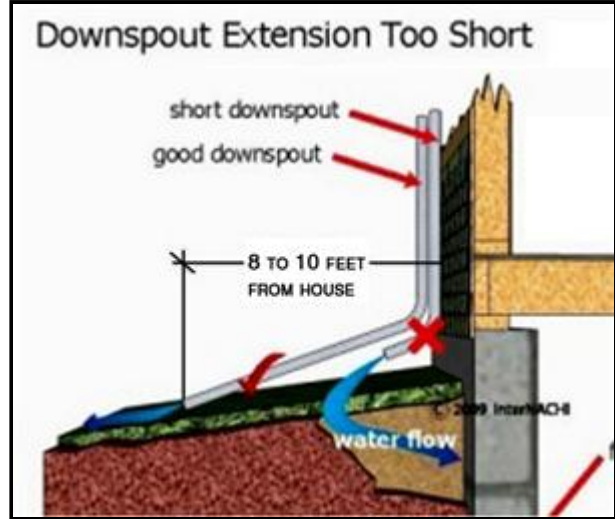
Repair or Replace

The gutters are in fair condition and seem to be managing rain water effectively. Recommend monitoring during rain events to determine whether additional downspouts are needed (wherever rain is spilling over gutters).

Sloped downspout leaders should discharge at least 8 to 10 feet away from the foundation wall. If downspout is too short, water will not drain properly and can collect next to the foundation wall and penetrate into the basement.



1.3 Picture 1



1.3 Picture 2

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

## 2. Exterior

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

## Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Full brick

**Exterior Entry Doors:**

Wood solid  
Sliding glass

**Appurtenance:**

Sidewalk

**Driveway:**

Asphalt

**Facia:**

Aluminum wrapped

Items

**2.0 WALL CLADDING FLASHING AND TRIM**

Repair or Replace

The vinyl siding and brick cladding is in fine condition.

The flashing and trim at the top left of the window above the garage has gaps that may be allowing water to enter the wall assembly. Recommend a qualified individual properly flash and seal this area.



2.0 Picture 1

**2.1 DOORS (Exterior)**

Inspected

**2.2 WINDOWS**

Repair or Replace

Basement screen is damaged, likely from animal attempting to escape the open window well. Repair screen and cover well.



2.2 Picture 1

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Inspected

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

Repair or Replace



The window wells should be properly sealed and fastened to the wall to halt any seepage from the saturated soil. After debris and vegetation is removed & drain is cleared, a cover should be installed on each well to maintain a clean and dry assembly.



2.4 Picture 1



2.4 Picture 2

**2.5 EAVES, SOFFITS AND FASCIAS**

Inspected

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

**3. Garage**

**Styles & Materials**

**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
LIFT-MASTER

**Items**

**3.0 GARAGE EXTERIOR**

Inspected

**3.1 GARAGE CEILINGS**

Repair or Replace

Recommend open seams be resealed in the garage drywall. All gaps and holes should also be sealed to halt air leakage and provide fire protection. Also recommend to seal and paint the garage drywall with a 'low perm' paint to halt possible Carbon Monoxide migration from the garage to the room above.



3.1 Picture 1

**3.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

Inspected

**3.3 GARAGE FLOOR**

Inspected

**3.4 GARAGE DOOR (S)**

Inspected

The steel garage door has attached foam board panels, some of which have fallen off. These panels are doing little to insulate the garage or absorb sound. The door is otherwise in fine condition.



3.4 Picture 1 Delaminated foam board

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

Repair or Replace

The sensors are in place for garage door(s) and will reverse the door.

The garage door will reverse when met with resistance. Testing revealed the door required a good amount of resistance in order to retract. While this is technically functional, the amount of resistance required could be dangerous for small children and pets.

**3.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Repair or Replace

The door to the garage does not close automatically. Recommend spring hinges or a door closer be installed to ensure that the door closes and limits the amount of exhaust and fumes entering the home from the garage.



3.6 Picture 1 Install spring hinge or closer

## 4. 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:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Laminated T&G  
Tile

**Interior Doors:**

Hollow core  
Raised panel

**Window Types:**

Double Pane  
Double-hung  
Vinyl

**Cabinetry:**

Wood  
Particle Board

**Countertop:**

Laminate

### Items

**4.0 CEILINGS**

Inspected

**4.1 WALLS**

Inspected

**4.2 FLOORS**

Repair or Replace

The carpet at the top of the stairs is worn, likely from a pet or vacuum brush.





4.2 Picture 1

**4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Inspected

**4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Inspected

**4.5 DOORS (REPRESENTATIVE NUMBER)**

Repair or Replace

(1) The sliding glass patio door latch is secured to the door frame and not through to the wall framing, resulting in the door frame flexing when the locked door is pulled. Securing the latch to the framing will avoid damage to the frame and better secure the door.



4.5 Picture 1



4.5 Picture 2 Flexing door frame

(2) The patio screen door frame is bent, does not close & latch and does not open easily. Recommend having the frame repaired or replaced.



4.5 Picture 3

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

Inspected

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

**5. 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

**Floor Structure:**

Slab  
Engineered floor joists

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Steel lally columns

**Ceiling Structure:**

2X4

**Roof Structure:**

24" O.C.  
2x4  
Engineered wood trusses  
Plywood  
Sheathing

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic info:**

Attic hatch  
Light in attic  
No Storage

**Items**

**5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Repair or Replace

The foundation walls and floor appear to be in fine condition. There is a bit of efflorescence on the floor along the perimeter of the south wall. This is from moisture migrating through the concrete from the soil and leaving salts behind when it evaporates. Managing rain away from the foundation outside (downspout extensions and window well covers) and maintaining the sump pump will minimize or eliminate further moisture migration.

**5.1 WALLS (Structural)**

Inspected

**5.2 COLUMNS OR PIERS**

Inspected

**5.3 FLOORS (Structural)**

Inspected

**5.4 CEILINGS (structural)**

Inspected

**5.5 ROOF STRUCTURE AND ATTIC**

Inspected

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

**6. 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

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Washer Drain Size:**  
1 1/2" Diameter (undersized)

**Plumbing Waste:**  
PVC  
Cast iron

**Water Heater Power Source:**  
Gas (quick recovery)

**Manufacturer:**  
BRADFORD-WHITE

**Water Heater Capacity:**  
40 Gallon  
\*\*Input BTU\*\*

**Water Heater Location:**  
Basement

Model #; MFD Date :  
MI403T6LN10; ~1997

40,000

## Items

### 6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Repair or Replace

The main water shut-off is near the bottom of the basement stairs, along the northeast wall.

There is staining on the wall that suggests either minor seepage through the foundation wall along the water supply pipe or condensation from the cold water line running down the wall. Wrapping the pipe with foam pipe insulation will keep warm interior air from contacting and condensing moisture on the pipe. If the wall penetration is found to be seeping, consult a foundation repair specialist to seal this area before finishing the basement.



6.0 Picture 1

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The master tub faucet assembly is not secured in the wall. Recommend the wall in the closet behind be opened to access the faucet and secure it properly.

After running the tub and allowing water to run down both the drain and the overflow, a small cool spot was observed on the ceiling below with the infrared camera - suggesting there may be a leak in the tubs drain system. When the wall is opened to secure the faucet, recommend the drains be inspected for signs of leaks and repaired as needed.



6.1 Picture 1 Loose faucet



6.1 Picture 2 Light rust at tub drain

(2) The spout of the hallway bath tub is diverting water to the shower head, even when 'open', causing water to splash out of the tub. Recommend replacing the tub spout.



6.1 Picture 3

(3) The master bath toilet flapper does not stay up long enough for a full flush - requiring the flush handle be held down. Recommend replacing the flapper with an adjustable unit that can be set to work properly.



6.1 Picture 4 Master bath toilet

**6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

Inspected

The water heater seems to be functioning well, but is 15 years old and approaching the end of its service life (10-15 years). Recommend the unit be upgraded to a high efficiency power vented or sealed combustion unit, either tanked or tankless. In addition to being more efficient, either type will eliminate the risk of exhaust gas spillage that exists with the current natural draft unit.



6.2 Picture 1



6.2 Picture 2 CO - 6 ppm @ 465 degrees

**6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Inspected

**6.4 SUMP PUMP**

Repair or Replace

(1) The pump was plugged in directly and does function. The pump is controlled by a pressure switch that will need replacement occasionally. Recommend monitoring the pump during rains for proper function and



installing a high water alarm to alert you in case of pump (or switch) failure. For additional protection, recommend a battery back-up pump be installed in case of power outage, especially if the basement will be finished.

The air vents in the drain lines should be monitored in the winter for signs of freezing or back up which can result in the pump running constantly because the ice is keeping the water from draining out.



6.4 Picture 1



6.4 Picture 2 Air vents

(2) The ejector pit and pump was not observed because the pit is sealed to keep out sewer gases. The pump is removing water that enters the pit and there are no signs of moisture around the unit. Should installing a bathroom in the basement be planned, a qualified plumber can route the drains to this pit which will in turn lift the waste water up to the drain out to the sewer system.



6.4 Picture 3 Ejector pit

**6.5 MAIN FUEL SHUT OFF (Describe Location)**

Inspected

The main fuel shut off is located at the northeast corner of the home.



6.5 Picture 1

## 6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

### Repair or Replace

Gas leaks were located at the couplings and elbow fitting above the water heater control valve. Recommend a qualified individual repair and retest the gas pipes for leaks.



6.6 Picture 1

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



## 7. Electrical System

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

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Copper  
220 volts  
1 AWG

**Service Grounding:**

Interior Water Pipe

**Panel capacity:**

100 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SIEMENS

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Conduit

### Items

**7.0 LOCATION OF MAIN AND DISTRIBUTION PANELS**

*Inspected*

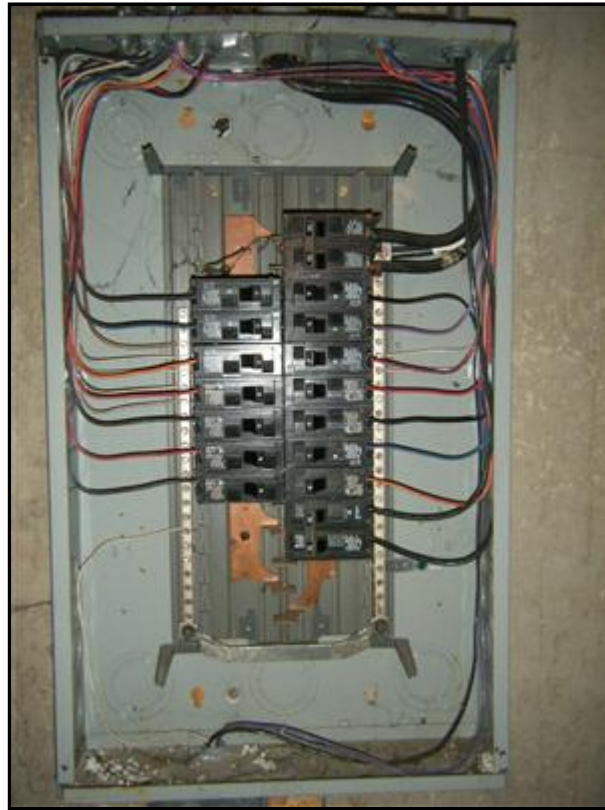
The main panel box is located in the basement on the south wall.



7.0 Picture 1 Service meter



7.0 Picture 2 Main service panel



7.0 Picture 3

**7.1 SERVICE ENTRANCE CONDUCTORS**

Inspected

**7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Inspected

**7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Inspected

**7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected

**7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE****Repair or Replace**

All outlets within 6 feet of a water source (kitchen, bathrooms, laundry, etc) should be replaced or protected with GFCI outlets. Recommend a qualified electrician replace or rewire outlets as necessary.



7.5 Picture 1 Disposal outlet



7.5 Picture 2

**7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Repair or Replace**

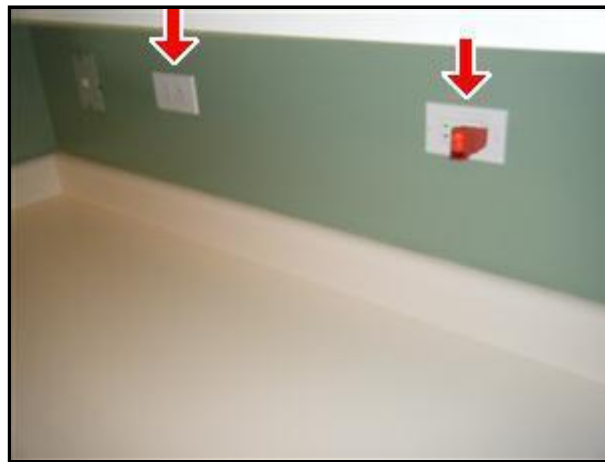
The exterior outlets are not functioning properly, the kitchen GFCI and outlets surrounding the sink are not GFCI protected, as well as the garage GFCI. Recommend a qualified individual repair or replace these devices as necessary to ensure all devices are properly protected.



7.6 Picture 1



7.6 Picture 2



7.6 Picture 3

**7.7 SMOKE DETECTORS**

Repair or Replace

The average service life of a smoke detector is 10 yrs. Be sure to replace batteries yearly and replace the units entirely after 10 years. Recommend one smoke detector per floor and one within 15 feet of the bedrooms.

**7.8 CARBON MONOXIDE DETECTORS**

Repair or Replace

The average service life of a carbon monoxide detector is 2-3 yrs. Be sure to replace batteries yearly and replace the units entirely after 3 years. Recommend one CO detector near each CO source (water heater / furnace, kitchen, door to garage, etc) and one within 15 feet of the bedrooms.



7.8 Picture 1 Plug-in CO detector



7.8 Picture 2 Battery CO detector in basement - w/o battery



7.8 Picture 3 Plug in CO detector on 2nd floor

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

## 8. Heating / Central Air Conditioning

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

## Styles & Materials

**Number of Heat Systems (excluding wood):**  
One

**Heat Type:**  
Forced Air Heat (& AC)

**Energy Source:**  
Natural gas



**Heat System Brand:**

RHEEM  
Model#; MFD Date/Age : RGPN-07EAMER; 07/  
2011

**Heat System Capacity:**

75,000 Btu  
\*\*\* AFUE (Efficiency) \*\*\*\*  
80%

**Filter Type:**

Disposable

**Filter Size:**

16x25

**Ductwork:**

Duct(s) in Unconditioned Space  
Insulated

**Cooling Equipment**

**Type:**  
Central Forced Air

**Cooling Equipment Energy Source:**

Electricity

**Central Air Compressor**

**Manufacturer:**

CARRIER  
Model#; MFD Date/Age : #38CKB024320;  
~1997

**Items**

**8.0 HEATING EQUIPMENT**

Inspected

The furnace is about 15 years into an expected service life of 25 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced twice a year to prolong its service life. Filter should be changed monthly or as needed.



8.0 Picture 1



8.0 Picture 2 CO - 10 ppm @ 375 degrees

**8.1 NORMAL OPERATING CONTROLS**

Inspected

**8.2 AUTOMATIC SAFETY CONTROLS**

Inspected

**8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Repair or Replace

The humidifier panel is in fine condition but should be cleaned of mineral deposits periodically (soaked in CLR or Lime-away solution).



8.3 Picture 1 Humidifier inner pad

#### **8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Inspected

#### **8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Inspected

#### **8.6 COOLING AND AIR HANDLER EQUIPMENT**

Repair or Replace

(1) The AC is about 15 years into an expected service life of 20 years and seems to be in fine condition. Recommend the unit be cleaned and/or serviced once a year to prolong its service life. Lint, debris and vegetation should be kept clear of the sides of the unit to ensure proper air flow and efficient function. The unit should also be covered in the fall and winter to keep out debris and snow.

While the air handler was turned on and seemed to function well, the AC could **not** be turned on because the outside temperature was below 65 degrees. Recommend a qualified HVAC technician clean and assess the unit before regular summer function is needed.



8.6 Picture 1



8.6 Picture 2 Lint and pollen

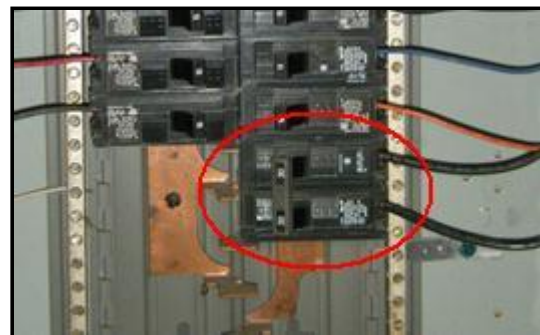


8.6 Picture 3 Lint and pollen

(2) While the maximum rated fuse to be used is listed as 20Amps, the unit is connected to a 30 Amp breaker at the panel. This means the unit can receive a higher current than it can handle - potentially damaging the unit - before the breaker shuts down power. A qualified HVAC technician should investigate this issue further and replace the breaker as needed.



8.6 Picture 4 Max Breaker 20 Amp



8.6 Picture 5 30 Amp breaker

**8.7 NORMAL OPERATING CONTROLS**

Inspected

**8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Inspected



**8.9 GAS/LP FIRELOGS AND FIREPLACES**

Not Present

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

**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**

**Attic Insulation:**

Batt  
Fiberglass  
-----R-value-----  
R - 5-10

**Ventilation:**

Soffit Vents  
Ridge vents

**Exhaust Fans:**

Fan only  
Fan with light

**Dryer Power Source:**

Gas Connection

**Dryer Vent:**

Metal  
Metalized mylar

**Floor System Insulation:**

NONE

**Items**

**9.0 RADON MITIGATION SYSTEM**

Not Present

**9.1 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Inspected

**9.2 INSULATION UNDER FLOOR SYSTEM**

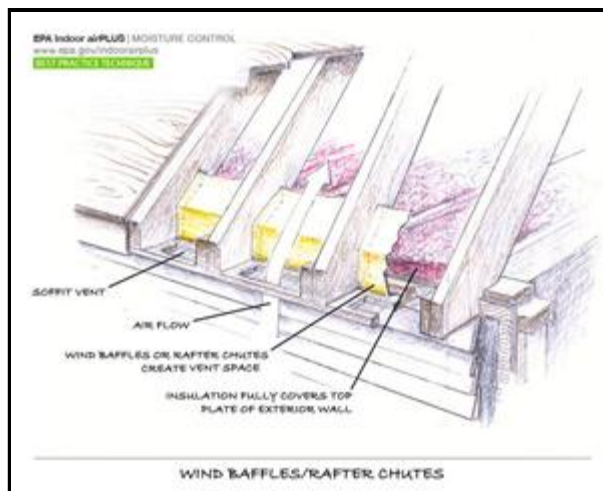
Not Present

**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

Repair or Replace

The attic is vented with soffit vents for intake air and a ridge vent for warmer exhaust air.

Before any insulation is added to the attic, vent chutes with vertical baffles should be installed in every rafter space to ensure that ventilation air flows up and over the insulation and not through it. These chutes and baffles also serve to keep insulation from falling into the soffits.



9.3 Picture 1

#### 9.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

#### 9.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The bath fan exhaust lines are too long, with too many bends for optimum air flow. They also exhaust into the soffits where the air flow carries the moisture back into the attic.

Recommend new 80+cfm, quiet (<1.5 sones) be installed in the hall bath and master bath and vented through the roof by way of flexible, insulated duct and proper, dampered vents. This should be completed before any additional attic insulation is installed. The ducts should be as short as possible and sized one step larger than the outlet on the fan to avoid air friction which reduces the air flow.



9.5 Picture 1



9.5 Picture 2



9.5 Picture 3 Master bath fan &amp; exhaust

## 9.6 INSULATION IN ATTIC

### Repair or Replace

(1) The attic currently has R-11 fiberglass batt insulation, below the current code minimum of R-38. Likely the original design intended additional insulation be blown over the batt insulation. Recommend the attic be insulated to a more cost effective R-50/60 with blown cellulose (settles to an air-impermeable mass-unlike fiber glass), only **after air sealing and attic ventilation** issues have been completed.



9.6 Picture 1



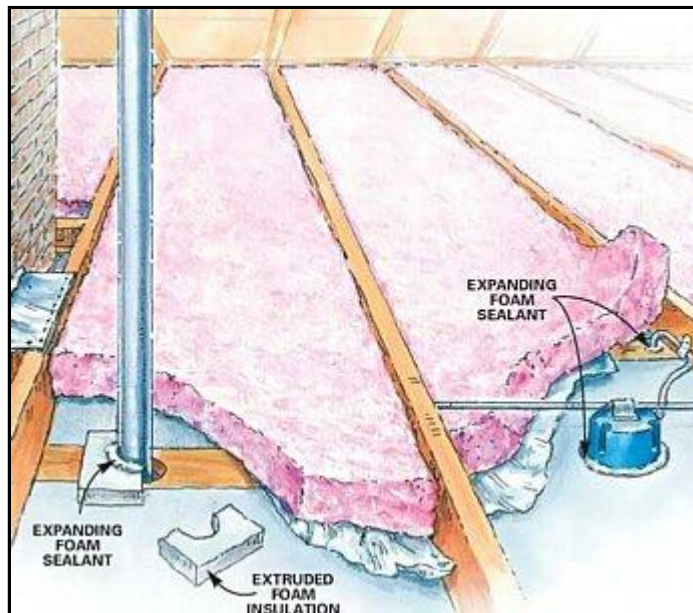
9.6 Picture 2



9.6 Picture 3



9.6 Picture 4



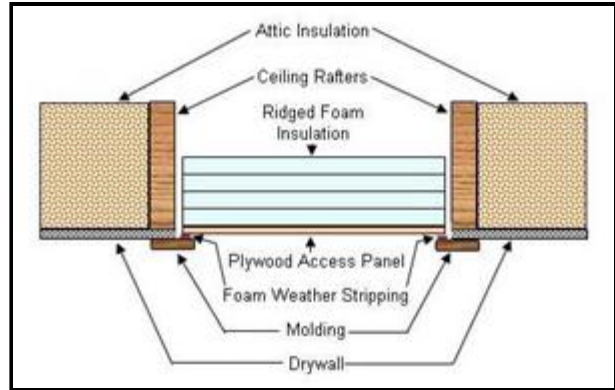
9.6 Picture 5

(2) The attic hatch should be air sealed and insulated. The casing should be fastened securely to the ceiling, caulked at all corners & seams and weather strip installed where the cover sits on the casing. The cover should have 8" of foam board fastened to the top, resulting in an R-40 assembly.





9.6 Picture 6



9.6 Picture 7

**9.7 INSULATION IN WALLS**

Inspected

**9.8 PESTS**

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Built-In Kitchen Appliances**

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

**Styles & Materials**

**Dishwasher Brand:**

FRIGIDAIRE  
Model # : FDB2000RFQ1;

**Disposer Brand:**

IN SINK ERATOR  
Model # : BADGER 5

**Stove:**

MAYTAG  
Model # : MJR57650D0;

**Built in Microwave/ Range hood:**

GENERAL ELECTRIC  
RECIRCULATING  
Model # : JVM1340AW002

**Refrigerator:**

GENERAL ELECTRIC  
Model # : TFX22CRXDAA

**Washing Machine:**

GE  
Model# : WCXR1070T5AA

**Dryer:**

GE  
Model# : DCLR333GT0AA

**Items**

**10.0 REFRIGERATOR**

Inspected

The refrigerator is dirty but otherwise seems to be functioning properly.

**10.1 STOVE/OVENS/COOKTOPS(RANGE)**

Repair or Replace

A carbon monoxide (CO) output test was done on the oven. The CO measured at Steady State operation (normal operating level) of the gas oven is **47 ppm at 606 degrees**. CO less than 25 ppm is ideal. 26-100 ppm recommends a cleaning and adjustment. 100+ ppm requires the unit be thoroughly serviced, cleaned and adjusted by a qualified service technician.



10.1 Picture 1 CO - 47ppm @ 606 degrees

**10.2 MICROWAVE / HOOD VENT**

Repair or Replace

The exhaust fan (part of the microwave) recirculates air rather than exhausting it to the outside. Should the kitchen be remodeled, consider venting this unit to the outside to remove odors, moisture and gases associated with gas cooking.

**10.3 DISHWASHER**

Repair or Replace

The copper supply to the dishwasher is kinked at the bends and seems to have put the drain valve electrical relay in contact with the floor. If a leak occurs, an electrical shock hazard is present. Recommend a qualified individual replace the copper supply with a flexible, stainless steel braided supply and adjust the drain relay up off the floor.



10.3 Picture 1



10.3 Picture 2

**10.4 FOOD WASTE DISPOSAL**

Inspected

**10.5 WASHER**

Repair or Replace

The unit was tested for basic function and other obvious signs of disrepair. Appliances are not inspected for proper function of all features and settings. No obvious issues were observed.

The washer pan is cracked at the corner. Consider replacing the pan to effectively manage leaks that may occur.



10.5 Picture 1

## 10.6 DRYER

### Repair or Replace

The unit was tested for basic function and other obvious signs of disrepair. Appliances are not inspected for proper function of all features and settings. No obvious issues were observed.

The dryer vent pipe should be a metal duct, solid or flexible. Vinyl material or metalized mylar are a fire hazard with gas dryers



10.6 Picture 1

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



## **Insight Property Services, Inc**

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