

General Summary



HomeOwner Services, Inc.

**221 South Hampton Court
Palatine, IL 60067
847-445-0708**

Customer
Mr. Harold House

Address
654 Buick St
Vernon Hills IL 60007

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

1.0 ROOF COVERINGS

Inspected, Minor Condition

(2) Some of the shingles appear to be raised slightly, this is most likely caused by nails popping up or being under driven. They are not usually a problem and will sometimes settle back down. I recommend you monitor the roof surface, especially after a heavy windstorm to ensure that none of the shingles has been damaged. If you notice additional changes in the appearance, I do recommend you have the roof evaluated by a licensed roofing contractor. See article 3C.29 for additional information.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Minor Condition

(1) Some of the downspouts empty too close to the building. This will cause erosion or excess moisture to enter the foundation. I recommend they be extended to a minimum of 3 feet from the foundation. See article 3C.06 for additional information.

(2) The gutter appears to leak at the seam in the outside corner of the front of the home. I recommend cleaning and apply gutter sealant or epoxy.

2. Structural Components

2.0 BUILDING STRUCTURE, ROOF AND SUPPORT COLUMNS

Inspected, Minor Condition

One of the roof rafters has a crack in the wood right above the drop down stairs in the garage. I recommend a professional carpenter come out and repair.

3. Exterior

3.2 DOORS (Exterior)

Inspected, Minor Condition

The front storm door is missing a closer cylinder. This will cause the door to close slower and make it more susceptible to strong winds. Also the door frame that held the previous door closer cylinder needs to be repaired. The seal around the front door also needs replacing. I recommend repair by a qualified contractor.

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

Inspected, Minor Condition

There are typical settlement cracks in the asphalt driveway. I recommend the surface be sealed periodically. See Article 1C.24 and 2C.06 for more information.

3.6 ADDITIONAL BUILDINGS ON PROPERTY

Inspected, Informational Condition

I did not inspect the shed at the back of the property as it was locked. I recommend you you make sure the building is unlocked so you can view it during your final walk through.

4. Garage/Carport

4.1 EXTERIOR

Inspected, Minor Condition

The rubber seal on the outside of the garage door needs repair.

4.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected, Minor Condition

There is a screen door in front of the garage door leading to the house that needs to be repaired or possibly replaced.

5. Electrical System

5.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Informational Condition

The main service is grounded to the plumbing on the building side of the water meter. The clamp is located on a water line witch is located by the hot water tank. You should check the ground bonding strap periodically to ensure it is clamped tightly around the water line. See Article 5A.05 for more information.

5.4 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, Minor Condition, Major Condition

(1) Some of the junction boxes in the garage are missing cover plates. This is a safety concern as the wire caps can come loose and expose hot wires. I recommend all "J" boxed be repaired and covered by a licensed electrician.

(2) The light in the crawl space is hanging from the electrical box. This is a safety issue and should be repaired by a licensed electrician.

(3) There is an old outlet that is hanging out from the wall that serviced an old tv antenna that needs to be removed in the living room.

(4) The front porch light is not working. I recommend replacing the bulb.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Inspected, Major Condition, Informational Condition**

(1) Ground fault protection is not present in most of the recommended locations. The National Electric Code required GFCI's outside since 1973, in the bath since 1976 and kitchens since 1986. There were GFCI's in the kitchen area only. I recommend GFCI's be installed at all recommended areas as a safety upgrade. See article 5A.12 for additional information

(2) There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor. Current electrical practices require GFCI protected outlets in every bathroom.

5.7 SMOKE and CO2 DETECTORS**Inspected, Major Condition**

I don't recall seeing carbon monoxide detectors in the home, especially near the bedroom areas. The state of Illinois requires carbon monoxide detectors to be installed within 15 feet of every bedroom. I recommend CO2 detectors be installed in the required locations, near the heating system and on the main floor.

I don't recall seeing smoke detectors in the home, This is a safety requirement in every home. I recommend they be installed. See article 5A.20 for additional information.

6. Heating / Central Air Conditioning**6.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors and humidifiers)****Inspected, Minor Condition**

There was no air filter for the furnace. You could put one in the whole house return in the hallway. I recommend a HVAC professional come out and clean your furnace and find a place to put in a filter. Having no filter can effect the furnace.

7. Plumbing System**7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Minor Condition**

(1) The water supply is composed of both galvanized and some copper piping. The pressure of the water is very slow if more than 2 faucets are turned on at the same time. I recommend a professional plumber come out to estimate the cost of increasing the water pressure.

Plumbers:

Bill LaShiva – 847-560-3239 (light plumbing repairs)

Defranco Plumbing – Troy - 847-438-0808

Ted at T&T Wideners – 847-253-3357

Don Burger – 847-971-8335

(2) Someone replaced some of the galvanized piping with soft roll copper piping. The piping is being held in place in some spots with thin rope. I recommend a professional plumber come out and replace the soft copper with ridged copper and with the proper hangers for the piping.

7.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected, Minor Condition**

The pvc drain pipes in the crawl space don't have enough hangers to hold them up. There are sags in the piping. I recommend having a plumber come out to firm up the long pvc pipe runs.

8. Insulation and Ventilation**8.1 VENTILATION OF ATTIC AND CRAWLSPACE AREAS**

Inspected, Minor Condition, Major Condition

Some of the soffit vents appear to be blocked by insulation, this will hamper proper ventilation. You should add baffles between each rafter to maintain an air passage at the soffit. You should also have a contractor check to make sure the vent panels in the soffit are actually located over holes in the wood soffit. See article 3C.33 for additional information.

8.2 VENTING SYSTEMS (Kitchens, baths and laundry)**Inspected, Minor Condition**

I could not determine where the bathroom fan vented out to. Part of the attic has boards over the ceiling joist. It could possibly vent towards the soffit. I recommend when you add insulation to the attic you locate where it vents out to and make sure it vents either to an soffit or a through the roof vent.

9. Interiors**9.0 CEILINGS****Inspected, Minor Condition**

There are typical settlement cracks or lifted tape seams on the ceilings that are normally repaired during a remodel by a qualified painting contractor. See Article 7C.19 and 3C.21 for more information.

9.2 FLOORS**Inspected, Minor Condition**

The flooring in the mechanical room is piece meal. There are a lot of holes in the flooring. I recommend a professional carpenter come out and replace some of the boards so no pest can come in or out of them.

9.6 BASEMENT/CRAWLSPACE/ATTIC/OTHER**Inspected, Minor Condition**

The crawl space concrete flooring has typical cracks that should not pose a problem. I recommend they be sealed periodically in the fall. An excellent crack filler product that can be purchased at a local hardware store is Liquid Cement Crack Filler by DAP.

9.7 INDOOR AIR QUALITY**Inspected, Informational Condition**

This home was not tested for Radon at the time of the inspection. Testing is recommended by the USEPA and the Illinois Emergence Management Agency. For additional information see article 9R.

Radon Links - <http://www.epa.gov/radon/index.htm> or <http://www.iema.illinois.gov/iema/radon/radon.htm>

Radon Testing Contractors:

Paul at Radon Testers – 847-602-4560 or 630-260-0700
Amy at Spyglass Radon Testing, Ltd. - 312-731-9391
Radon Detection Specialists – 630-325-4443

10. Built-In Kitchen Appliances**10.1 RANGES/OVENS/COOKTOPS****Inspected, Major Condition**

The kitchen range does not appear to be secured to the wall or floor with anti-tip bracket. This is a safety hazard because the range could tip over and cause burns or injury. The brackets have been shipped with all ranges since 2002. You should have the range secured to the wall according to manufacturer's recommendations.

10.5 WASHER AND DRYER**Inspected, Minor Condition, Informational Condition**

(1) The dryer vent hood is filled with lint which keeps the air damper from closing. This can allow pests to enter the home through the dryer. I recommend you clean or replace the vent so the damper will close. I also recommend the vent pipe and the interior of the dryer be cleaned as well. See article 8C.16 for additional information.

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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