

# ILLINOIS BUILDING INSPECTION, Inc.

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29 Tall Grass Court Streamwood, Illinois 60107



847 705-6800

Jerry Simon, president

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## HOUSE INSPECTION REPORT

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CLIENTS: George \*\*\*\*\* & Nicole \*\*\*\*\*

INSPECTION ADDRESS: \*\*\*\*\* Downers Grove, Illinois

DATE OF INSPECTION: January 6th, 2019

REPORTED YEAR BUILT: 2018

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### Concerns/Problems Are Reported In The Following Manners

**MAJOR REPAIR** Problems that I think are likely to cost more than \$1,000.00 to remedy. (Bear in mind that bids from contractors often vary widely.)

**MINOR REPAIR** Problems that I think are likely to cost several hundred dollars or less to remedy, and regular maintenance items. These include conditions that you might ignore if you were already living in the house.

**SAFETY CONCERN** These are conditions that are a real threat to safety or health, regardless of costs to remedy.

**INVESTIGATE FURTHER** Conditions warranting further investigation by a specialist, including conditions that require destructive/invasive inspection, engineering, or analysis beyond the scope of this visual inspection. Often, you'll want to get cost estimates for deficiencies listed in this report.

**FYI** A general explanation of conditions—good or bad. Things you may or may not want to act on immediately.

# Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission, other than by the Client, is a violation of federal copyright law. **Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement.** Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of practice of both the State of Illinois and the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. While I report on defects, as a courtesy, I may include maintenance items and cosmetic issues in this report.

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## Conditions During the Inspection

The buyer (George) and his real estate agent were present for a review after the inspection.

The house was vacant.

The weather was cold and cloudy. The outdoor temperature during the inspection was about 40 degrees.

The soil was wet. A moderate amount of rain fell the past couple of weeks.



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## ROOF

### ROOF AREA: HOUSE AND GARAGE

The roof is constructed of conventional rafters sheathed with OSB (oriented strand board).

The roof type is gable.

The lower roof was examined by walking on it. The upper roof areas were examined with binoculars.

The roof covering is asphalt shingles. Based on visible wear, its age was estimated to be less than one year.

Gutters are installed on the house.

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## Observations and Recommendations

**Major Repair** The roof shingles above the front porch and above the garage are damaged. Quite a bit of the protective granule has been scuffed-off the shingles from foot-traffic, and the resulting areas of exposed shingle matting are now susceptible to rapid deterioration from the sun's destructive ultra-violet rays. These damaged shingles should be replaced.

**Minor Repair** At the left side of the front porch, a roof section is missing edge-flashing, and a small portion of the OSB roof decking is exposed. Flashing should be installed here. See picture on next page.

This area of missing roof edge-flashing. . .



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## ATTIC

### Description

The attic was entered through the access opening in the utility room.

The attic was examined by walking into it.

The attic is insulated with cellulose. Ceiling insulation R-value is estimated to be 30.

Attic ventilation is provided by soffit and pod vents.

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### Observations and Recommendations

Significant defects were not found with regards to the above items.

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## GARAGE

### Description

The garage wall framing is covered with finish materials and is not visible.

The framing in the garage ceiling is covered with finish materials and is not visible.

The garage attic was entered through the ceiling scuttle hole.

The garage floor was readily visible.

The garage overhead doors are metal. The doors have automatic openers. The openers have automatic electric eyes—as child-safety features—to reverse the doors when an object crosses the door's path.

## Observations and Recommendations

**Safety Concern** The garage-to-house door has special spring-loaded hinges. Should an automobile ever be warming-up inside the garage, these hinges prevent this door from staying in the open position and allowing poisonous carbon monoxide gas to enter the house. However, these hinges don't work. A carpenter should adjust, repair or replace these hinges as needed.

**Safety Concern** There is supposed to be a Child Safety Warning Label for the garage overhead door's automatic opener posted right next to the opener's control button. The missing warning label should be obtained and posted.

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## GRADING NEAR HOUSE

### Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water.

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## Observations and Recommendations

The grading around the house is adequate.

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## EXTERIOR WALLS AND TRIM

### Description

The exterior walls are constructed of wood frame.

The primary wall cladding on the house is cement board siding.

Soffits and fascia are constructed of aluminum.

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## Observations and Recommendations

**Major Repair** The cement board siding on the house is not properly installed. The drip-cap flashings above the doors, the windows, the band-boards, and above all other wall penetrations should have a 1/4" gap above the flashing seats; the gaps should not be caulked—and they are. Also, the lower edges of the siding above the roof planes are too close to the roof; they should be 2" above the roof shingles, and they're not. And, in one area on the east side of the house, required kick-out flashing is missing. Plus, the lower edges of the wall siding should be 6" above finish soil grading, and they're not in several areas. Also, at one area on the east side of the house,

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the end of the roof gutter should be 1" away from the siding, and it's not. These improper installations can promote both premature siding deterioration and water damage behind the siding. Related siding repairs and replacements should be made.

All of these are areas of flashing edges that should not be caulked (and there's plenty more such about the entire exterior)...



This one spot of a couple where the siding is too close to the roof. . .

This is where the kick-out flashing is missing, and, where the gutter end is too close to the siding. . .



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## **DRIVEWAY, PORCHES, WALKWAYS**

### Description

The driveway is constructed of concrete.

The walkways are constructed of concrete.

The porches are concrete.

## Observations and Recommendations

**Safety Concern** Step heights should not vary by more than 3/8' of an inch; if they do, they pose a stumbling/falling hazard. The two front porch steps vary in height by one inch and as such pose a stumbling/falling hazard. Have these steps replaced with ones that have consistent heights.

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# WINDOWS AND EXTERIOR DOORS

## Description

The windows are a mixture of hung, awning and casements. The windows have insulated glass.

The front door is metal. The sliding door is clad wood.

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## Observations and Recommendations

**Minor Repair** The window shipping blocks should be removed from the hung style sashes, and the various pieces of missing window hardware should be installed.

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# BASEMENT

## Description

The floor structure of the house is conventional wood framing. The framing in the basement ceilings is readily visible.

The foundation walls are constructed of poured concrete. The walls are completely concealed by finish materials.

A sump pump is present in the basement to remove excess water.

An ejector pit containing an ejector pump is present in the basement.

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## Observations and Recommendations

**FYI** There are several areas about the basement ceiling where the ceiling joists overhang the steel support beams by way too much. This will promote a joist \*teeter-totter\* effect; when a load is placed in the middle of the joist span, this will cause the end of the joist to lurch upwards. This can loosen flooring nails and other fasteners, leading at best to floor squeaks. A carpenter should alter or replace all such joists as needed. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way. Please consult with a Carpenter Contractor about what it will take and cost to address this. See picture on next page.

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Like these too-long joist ends. . .



**Investigate Further** In the basement ceiling, just east of the basement stairwell, there is an atypical change in a steel beam size/height, and the two beam ends are oddly connected with a gusset and bolts. Normally, same size/height beam ends would meet and both would rest atop a steel support column. I've never seen such an atypical gusset & bolt joint, and I don't know if it's structurally sound. Have a structural engineer check this, and have related repairs or replacements made as/if warranted.

Here. . .



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## ELECTRICAL SYSTEM

### Description

The 120/240 volt, 200 amp service enters the house from underground.

The main service panel is located in the basement. The main panel contains circuit breakers.

The main disconnect is a 200 amp circuit breaker located in the main panel.

Service grounding connections were observed at a metal water pipe.

The readily visible wiring is copper in rigid metal pipe.

Receptacles are the modern three-slot/hole grounded type.

Smoke alarms and carbon monoxide detectors were observed.

## Observations and Recommendations

**Safety Concern/Investigate Further** There is a lack of adequate \*working room clearance\* around/in front of the main electrical panelboard. This makes taking the panelboard cover off awkward, and that poses a potential shock hazard. Adequate working room clearances should be attained by removing the drywall around the panelboard, and then the interior of the main electrical panelboard should be inspected.

This drywall. . .



**Safety Concern** The ionization types of smoke alarms installed in this house are not considered reliable. If there is a smoldering fire, the average reaction time of an ionization type of smoke alarm is 60-90 minutes. Have these smoke alarms replaced with the much more reliable photo-electric types of alarms.

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## PLUMBING SYSTEM

### Description

The water is supplied by the municipal system.

The waste system is municipal sewers.

Readily visible plumbing supply pipes are copper.

Readily visible plumbing waste and drain pipes are plastic.

The gas-fired 75-gallon water heater is located in the basement. I estimate the age of the water heater to be one year old.

The main gas shut-off valve is located at the exterior gas meter.

The main shut off valve for the water supply piping was found in the basement.

The main sewer cleanout is located in the basement.

## Observations and Recommendations

**Major Repair** The main underground sanitary sewer line is not properly pitched (as seen through the line's cleanout in the basement). This back-pitched line will likely clog with solids and cause waste/waste water to back-up into the house. A new, properly pitched underground sanitary sewer line should be installed.

**Minor Repair** The exterior PVC flue pipe for the water heater is too close to the ground. Should the flue pipe be covered with snow, the water heater might not be able to start. The flue should be raised so it terminates at least 12" above any anticipated snowfall level.

Here. . .



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## HEATING & AIR CONDITIONING SYSTEMS

### Description

The heating system for the first floor and the basement, located in the basement, consists of a gas-fired, forced-air furnace.

The heating system capacity is 60,000 BTU's.

The heating system is estimated to be one year old.

### Description

The heating system for the second floor, located in the upper hall closet, consists of gas-fired hot-air furnace.

The heating system capacity is 60,000 BTU's.

The heating system is estimated to be one year.

## Description

The air conditioning systems could not be inspected due to cold weather; see notes below.

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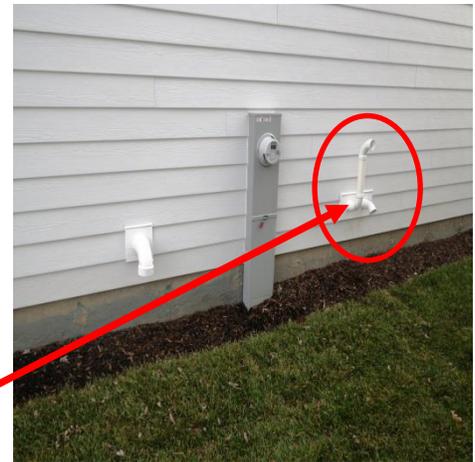
## Observations and Recommendations

### Furnaces:

**Major Repair** The fins/vanes on the two furnace blower wheels are coated with an extremely high amount of construction dust. It follows that the air conditioning evaporator coils are also dirty, and a dirty coil can freeze-up solid like a block of ice (best case, a dirty coil will lessen the efficiency of the air conditioner). It also follows that the entire ductwork system is dirty. The blower wheel fins, the air conditioning evaporator coils, and the entire ductwork system warrant a thorough cleaning.

**Minor Repair** The exterior PVC furnace flue piping that serves the basement furnace terminates too close to the ground. Should this flue piping be covered with snow, the furnace may not be able to start (possibly leading to frozen and burst water supply pipes, which could result in catastrophic flood damage). The flue piping should be raised so it terminates at least 12" above any anticipated snowfall level.

Here. . .



### Air Conditioners:

**Investigate Further** It was too cold outside today to operate the air conditioners; the condensing units can suffer damage if one turns them on when temperatures are below 60 degrees. Once outside temperatures are above 60 degrees, the air conditioners should be inspected.

### Ductwork:

Significant defects were not found with regards to the heating/cooling ductwork.

### Misc. Heating/Cooling:

**Minor Repair** A few of the heating/cooling ceiling registers in the upper level are loose from the ceiling. Have the registers re-secured to the ceilings.

## INTERIOR

### Description

The walls are covered with drywall.

The ceilings are covered with drywall.

Ceilings are supported by floor and ceiling joists.

Floor coverings are wood and tile.

Interior cabinets are wood covered with laminate.

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### Observations and Recommendations

Significant defects were not found with regards to the above items.

#### Stairways:

**FYI** The stairway railings are not complete; most all of the balusters have yet to be installed.

**Safety Concern** Have the two loose basement stairway handrailings properly installed; these loose-from-the-wall railings pose a falling hazard.

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## FIREPLACE

### Description:

A direct-vent type of fireplace is present in the family room.

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### Observations and Recommendations

**FYI** I could not operate the fireplace; I think a remote control is how the fireplace is started, but none was present. Have the seller demonstrate the fireplace operation.

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# APPLIANCES

## Description

Per the Inspection Agreement, I inspect the built-in appliances only. The appliances were inspected by operating the appliance using the normal operating controls as you would under everyday use. I inspected these appliances by turning them on briefly.

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## Observations and Recommendations

Dishwasher: Operated during inspection, found to be functional.

Disposer: Operated during inspection, found to be functional.

Exhaust Fan: Operated during inspection, found to be functional.

Slide-In Oven/Range: Operated during inspection, found to be functional.

Wine Cooler: Checked during inspection, found to be functional.

**FYI** The first two times I started the microwave oven, it made a loud and unusual noise. It didn't make the noise the next two times I started the oven. Don't be surprised if the noise returns, necessitating related repairs or replacements.

Also, please bear in mind, when a clothes dryer is installed:

**Maintenance Clothes Dryer: Adequate venting of your clothes dryer is a priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent should be cleaned of lint and debris at least twice a year, and I recommend you clean this vent upon first moving in.**

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# SUMMARY

1. **Major Repair** The roof shingles above the front porch and above the garage are damaged. Quite a bit of the protective granule has been scuffed-off the shingles from foot-traffic, and the resulting areas of exposed shingle matting are now susceptible to rapid deterioration from the sun's destructive ultra-violet rays. These damaged shingles should be replaced.
  2. **Minor Repair** At the left side of the front porch, a roof section is missing edge-flashing, and a small portion of the OSB roof decking is exposed. Flashing should be installed here.
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3. **Safety Concern** The garage-to-house door has special spring-loaded hinges. Should an automobile ever be warming-up inside the garage, these hinges prevent this door from staying in the open position and allowing poisonous carbon monoxide gas to enter the house. However, these hinges don't work. A carpenter should adjust, repair or replace these hinges as needed.
4. **Safety Concern** There is supposed to be a Child Safety Warning Label for the garage overhead door's automatic opener posted right next to the opener's control button. The missing warning label should be obtained and posted.
5. **Major Repair** The cement board siding on the house is not properly installed. The drip-cap flashings above the doors, the windows, the band-boards, and above all other wall penetrations should have a 1/4" gap above the flashing seats; the gaps should not be caulked—and they are. Also, the lower edges of the siding above the roof planes are too close to the roof; they should be 2" above the roof shingles, and they're not. And, in one area on the east side of the house, required kick-out flashing is missing. Plus, the lower edges of the wall siding should be 6" above finish soil grading, and they're not in several areas. Also, at one area on the east side of the house, the end of the roof gutter should be 1" away from the siding, and it's not. These improper installations can promote both premature siding deterioration and water damage behind the siding. Related siding repairs and replacements should be made.
6. **Safety Concern** Step heights should not vary by more than 3/8' of an inch; if they do, they pose a stumbling/falling hazard. The two front porch steps vary in height by one inch and as such pose a stumbling/falling hazard. Have these steps replaced with ones that have consistent heights.
7. **Minor Repair** The window shipping blocks should be removed from the hung style sashes, and the various pieces of missing window hardware should be installed.
8. **FYI** There are several areas about the basement ceiling where the ceiling joists overhang the steel support beams by way too much. This will promote a joist \*teeter-totter\* effect; when a load is placed in the middle of the joist span, this will cause the end of the joist to lurch upwards. This can loosen flooring nails and other fasteners, leading at best to floor squeaks. A carpenter should alter or replace all such joists as needed. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way. Please consult with a Carpenter Contractor about what it will take and cost to address this.
9. **Investigate Further** In the basement ceiling, just east of the basement stairwell, there is an atypical change in a steel beam size/height, and the two beam ends are oddly connected with a gusset and bolts. Normally, same size/height beam ends would meet and both would rest atop a steel support column. I've never seen such an atypical gusset & bolt joint, and I don't know if it's structurally sound. Have a structural engineer check this, and have related repairs or replacements made as/if warranted.
10. **Safety Concern/Investigate Further** There is a lack of adequate \*working room clearance\* around/in front of the main electrical panelboard. This makes taking the panelboard cover off awkward, and that poses a potential shock hazard. Adequate working room clearances should be attained by removing the drywall around the panelboard, and then the interior of the main electrical panelboard should be inspected.

11. **Safety Concern** The ionization types of smoke alarms installed in this house are not considered reliable. If there is a smoldering fire, the average reaction time of an ionization type of smoke alarm is 60-90 minutes. Have these smoke alarms replaced with the much more reliable photo-electric types of alarms.
12. **Major Repair** The main underground sanitary sewer line is not properly pitched (as seen through the line's cleanout in the basement). This back-pitched line will likely clog with solids and cause waste/waste water to back-up into the house. A new, properly pitched underground sanitary sewer line should be installed.
13. **Minor Repair** The exterior PVC flue pipe for the water heater is too close to the ground. Should the flue pipe be covered with snow, the water heater might not be able to start. The flue should be raised so it terminates at least 12" above any anticipated snowfall level.
14. **Major Repair** The fins/vanes on the two furnace blower wheels are coated with an extremely high amount of construction dust. It follows that the air conditioning evaporator coils are also dirty, and a dirty coil can freeze-up solid like a block of ice (best case, a dirty coil will lessen the efficiency of the air conditioner). It also follows that the entire ductwork system is dirty. The blower wheel fins, the air conditioning evaporator coils, and the entire ductwork system warrant a thorough cleaning.
15. **Minor Repair** The exterior PVC furnace flue piping that serves the basement furnace terminates too close to the ground. Should this flue piping be covered with snow, the furnace may not be able to start (possibly leading to frozen and burst water supply pipes, which could result in catastrophic flood damage). The flue piping should be raised so it terminates at least 12" above any anticipated snowfall level.
16. **Investigate Further** It was too cold outside today to operate the air conditioners; the condensing units can suffer damage if one turns them on when temperatures are below 60 degrees. Once outside temperatures are above 60 degrees, the air conditioners should be inspected.
17. **Minor Repair** A few of the heating/cooling ceiling registers in the upper level are loose from the ceiling. Have the registers re-secured to the ceilings.
18. **FYI** The stairway railings are not complete; most all of the balusters have yet to be installed.
19. **Safety Concern** Have the two loose basement stairway handrailings properly installed; these loose-from-the-wall railings pose a falling hazard.
20. **FYI** I could not operate the fireplace; I think a remote control is how the fireplace is started, but none was present. Have the seller demonstrate the fireplace operation.
21. **FYI** The first two times I started the microwave oven, it made a loud and unusual noise. It didn't make the noise the next two times I started the oven. Don't be surprised if the noise returns, necessitating related repairs or replacements.

## SUPPORT AFTER THE INSPECTION<sup>1</sup>

**YOUR QUESTIONS:** Ask all the questions you want, and I'll do my best to answer them. All I ask is that you read the whole report first. Feel free to call me tomorrow, next week, or even next year.

**THE QUESTIONS OF OTHERS:** If a seller, a seller's representative, or a seller's repair person calls me with a question about your inspection, I'll politely inform them that I can't talk about your inspection, unless you're in on the conversation or unless you give me specific permission to do so. I'll suggest they set up a conference call with you, and call me back.

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LASTLY. . .

- Perform a diligent final-walkthrough (don't let anyone rush you...damage or problems can arise between the time of the inspection and the day of closing).
- If repairs are going to be made with regards to this inspection report, I recommend you obtain paid, itemized receipts for such repairs, as well as any related repair warranties.
- Re-key your door locks.
- While I make every effort to identify existing or potential problems, it is not possible for an inspector to predict the future. I do guarantee that most everything in the house will eventually fail, and I recommend that you budget for unforeseen repairs, replacements and maintenance.

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## END OF REPORT

*Inspector: Jerry Simon, president*



*Illinois Building Inspection, Inc.*

*Illinois License #450.000114 Expires 11-30-2020*

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<sup>1</sup> **Re-Inspection Policy:** I'm often asked if it would be possible to re-inspect the problem areas disclosed in the inspection, after repairs are made. The fee is \$250.00 for this service, and includes a written follow-up report.