



847-490-2107 Palatine 708-482-3333 LaGrange
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Inspection No: 201002-01003 Inspector: Bob Bourdage, License No. 450.0000241

Inspection Date: February 20, 2010

Property Address: 1234 Home Ave, Des Plaines, IL

Client: Mr. & Mrs. Buyer

SCOPE OF INSPECTION

The evaluation of this property is both visual and functional and is performed to the State of Illinois standards of practice and to the terms outlined in our Inspection Agreement with the parties that contracted our services. It is the goal of this inspection to give you a better understanding of the condition of this property. We evaluate the physical condition within the time constraints allowed; we do not perform a design analysis or a code compliant inspection. There were no soil tests or environmental testing done. We did not do a termite or a pest inspection nor did we test for mold. We visually reviewed the performance of the property looking for signs of distress and age depreciation of materials and components. It should be understood that there are limitations to such an inspection; it will not reveal every defect or eliminate all of your risks, but it will supply you with a very good indication of the overall condition of this property. Unexpected repairs should be expected. This inspection should not be considered a guarantee or warranty of any kind. A thorough walk-through should also be done prior to owning this property to identify any changed conditions that may become evident after this inspection.

To use this inspection report to your fullest advantage, when repairs replacements or further evaluations are suggested, we recommend two separate licensed professionals in that field be called upon to make estimates for repairs and further evaluations prior to closing, so that you have a better understanding of the conditions and expected costs prior to owning this property. Additional deficiencies may be uncovered during further evaluations by the specific contractors.

FUTURE FAILURE: Items in any property can and do experience failure without any prior indications. This report is a snap shot of the condition of this property at the time of inspection on ^. We cannot determine if or when an item will breakdown; therefore, we cannot be held responsible for future failures.

Any code references made in this report are made only to describe currently recognized construction standards. It is not intended to imply that these codes were in place at the time that this property was built or that this is a code compliant inspection which it is not. Not all code related issues can or will be disclosed in this report. As an owner of this property you may wish to consult the local code enforcement office to determine the code that was in effect in this jurisdiction at the time of construction.

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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report that must be reviewed carefully. Below is an index of the ratings used in this report:

SERVICEABLE: The item was inspected and appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Inspected" will appear in the summary report if important to the operation of the property.

NOT TESTED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Tested" will appear in the summary report if important to the operation of the property.

A comment that has bolded print is identifying a condition that does not currently affect safety or occupancy of the property but may require a future consideration to repair or replace to improve the current condition. These bolded comments will not be included in the summary report.

DEFICIENT: This system or component was considered in need of a repair because it would affect the habitability or occupancy of the property. "Deficient" comments will be included in the summary report.

FURTHER REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion is at or near the end of its useful life. "Further review" comments will be included in the summary report.

SAFETY ISSUE: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. "Safety issue" comments will be included in the summary report.

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GENERAL INFORMATION

There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take into account product/component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

GENERAL CONDITIONS

Inspector	Bob Bourdage, State License No. 450.000241 expires: 11-30-2010.
In Attendance	The buyers.
Occupancy	This property was a vacant "as is" transaction with no disclosures from the seller on its implied condition.

During the typical time frame to do an inspection, we will not discover any latent defects, especially defects that are weather related. The major systems were reviewed during the inspection. Plumbing related fixtures, appliances and piping systems were inspected for appropriate function and leaks at visible areas. However, due to their lack of use it is important that these systems be reviewed during your final walk-through again prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring under showers, toilets and tubs for wet conditions during this same period.

Property Type	This was an inspection of a duplex type property.
Levels	Two story structure.
Estimated Age	This property is approximately 65 to 70 years of age.
Weather	The ground conditions around the property were snow covered at the time of inspection with a temperature of approximately 25 degrees.
Conditions	
Start Time	9:30 a.m.
Stop Time	11:30 a.m.

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1-EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Water damage that is visible during this inspection will be reported. What is not visible is what is going on inside the building wall assemblies where access is not available, the condition of these areas are beyond the scope of a visual inspection.

Our review does not take into consideration the normal wear associated with virtually all exterior components, and we will comment on only items that are unusual for the age of the property. The exterior was inspected from the ground unless otherwise noted.

No termite or any type of a pest inspection was done. As a buyer, if you require additional information regarding pest or termite activity, a separate inspection company should be contracted for this service.

Step #	Component	Comments
1.01	Asphalt Surfaces	Driveway.
1.02	Concrete / Brick Surfaces	Sidewalks. There was a limited inspection due to the ice and snow cover, suggest verifying condition prior to closing if the weather permits.
1.03	Exterior Siding	Brick double wythe walls with limestone details. Efflorescence was noted on the side and rear walls. This is a mineral deposit left behind from water infiltration. If this condition does not get corrected, it will cause brick deterioration. The exterior brick walls have been tuckpointed but the mortar joints are not the same quality or consistency indicating that the new mortar was not the right mix and did not bond well to the existing mortar. There are spot areas of soft mortar that will require tuckpointing to seal and weatherproof the exterior walls.
1.04	Trim	Wood and aluminum.
1.05	Windows	Vinyl clad. All the windows in this property have insulated glass. During this inspection we will look for indications of failed seals but indicating conditions are not always visible or present, and may not be apparent at the time of this inspection. Changing conditions such as temperature, humidity cleanliness of the glass, and lighting will limit the ability of the inspector to visually review all the windows for broken seals.
1.06	Exterior Doors	Wood and metal clad. The operation or function of the keyed door locks are not checked during an inspection. As a new owner of this property, for security reasons, you can have the current locks rekeyed or replaced. The storm doors are damaged and will need to be repaired or replaced.

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1.07	Electrical	<p>The exterior light fixtures were serviceable.</p> <p>There are no electrical outlets for the exterior of the property. To avoid using extension cords and to bring this property up to today's electrical standards, GFCI outlets should be installed on the front and rear walls as a minimum.</p>
1.08	Exterior Faucets	<p>There are old style valves installed for this property that are not the required anti-siphon type required by today's plumbing codes. These older type valves can be prone to freezing causing broken pipes and water leaks, and can also allow the siphoning of dirty exterior water to the interior. Have a plumbing contractor replace these valves to meet today's plumbing standards.</p> <p>There was no water flow from the side valve, it was turned off inside. Verify its operation prior to closing.</p>
1.09	Lot / Grade Drainage	<p>Flat lot.</p> <p>There was a limited inspection due to the ice and snow cover, suggest verifying condition prior to closing if the weather permits.</p>
1.10	Foundation Type	Basement.
1.11	Stairs / Steps	There are concrete steps for the front entry.
1.12	Exterior Comments	None.

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2-ROOF

Our evaluation of the roof is to determine if any of the roof covering is missing or damaged and therefore subject to leaking. Portions of the roof system, including the underlayment, decking and some of the flashings are not visible and will not be evaluated by a visual inspection; therefore it must be understood that our inspection is not a guarantee against any future roof leaks nor a certification of the roof. A roof that leaks can not be determined during an inspection unless the leak is active during this evaluation.

Areas most vulnerable to leaks on any roof are low sloped areas, areas that are pitched toward an exterior wall, flashings around the roof projections, roof slopes that change pitch or direction, and also roof/wall intersections.

We advise a qualified professional roofing contractor estimate and review the full roof system when any defect is reported on in this report. When a more invasive inspection is done additional defects may become evident that are not commented on in this report. Flashings and roof material defects can cause hidden water leaks and deterioration and should be addressed immediately.

Factors such as roofing material quality, weather conditions, ventilation, and installation methods can affect the wear of the roof materials. Since maintenance can be needed at any time, roofs should be professionally inspected annually. Some roofing contractors will not want to do roof repairs but rather replace the entire roof when deficiencies are noted.

Step #	Component	Comments
2.01	Method To Inspect	The roof was inspected from the ground.
2.02	Material	Asphalt composition shingle. There is more than one layer of roofing materials on this roof. When the next roof is done, a tear-off will be needed.
2.03	Visible Flashings	Lead and metal. The flashings for the chimney are rusted which is an indication of age deterioration, and may lead to unexpected water leaks.
2.04	Gutters	Aluminum. The gutter end caps and seams appear to be leaking. Repair to keep water off the siding materials and prevent water related problems. The rear corner of this property was wet from the roof line to the ground. Suggest installing downspout extensions and splash blocks to the gutter system where needed to direct roof drainage away from the foundation. Poor management of the water coming off the roof will cause soil erosion and contribute to the chance of moisture related problems.

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- 2.05 Conditions **This was a restricted roof inspection because of the snow and ice covering 50% of the roof, flashings and gutters.**
- Deficient. The roof shingles show age deterioration with granular loss, cracked and brittle shingles. Roof materials in this condition should be closely monitored because they will be more prone to storm damage and unexpected water leaks. A replacement of this roof should be planned for.**
- 2.06 Roof Comments **The configuration of the roofs is susceptible to ice damming and related problems. The potential for ice dams varies with the severity of the winter and depending on the insulation and ventilation of the attic spaces. Severe ice dams can result in leaks typically near the gutter edges on the exterior and interior. Solutions include better attic insulation and ventilation, and ice and water shields along the roof edges.**
- Based on the roof shingle condition, it would be beneficial to do a tear-off when this roof is replaced, add an ice and water shield product along the roof edges, in the valleys and around all roof projections, and replace all the flashings at this time.**

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3-ATTIC

Our evaluation of the attic is limited because of lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing pipes, air ducts and ventilation fans. Water stains around roof penetrations and vents are very common. We cannot determine if these stains are active unless they are leaking at the time of inspection; thus, when stains are present, further monitoring is advised. Viewing an attic during a rainstorm would increase the chances of determining whether there are active leaks.

Increasing insulation and ventilation in the attic is one of the best ways to improve energy efficiency and to reduce the heating and cooling costs. Most properties that are older than 10 years of age can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements for this geographical area.

Step #	Component	Comments
3.01	Access	The attic access is located second floor.
3.02	Framing	Wood rafters. The roof rafters were cut when the attic fan was installed. Correct this installation when the roof is replaced.
3.03	Sheathing	Solid wood decking.
3.04	Evidence of Leaking	Active leaks were observed at the time of inspection; see roof comments.
3.05	Insulation	Fiberglass rolled batt insulation. There is about 4 to 6" of insulation present. This amount may have been the standard when this property was built, but does not meet today's energy standards. Additional insulation would help lower energy costs and prevent ice dams during the winter months and improve the comfort levels of the property.
3.06	Ventilation	The attic area appears to have poor ventilation because of the number of vents installed. This can cause moisture/condensation build-up during the winter months and overheating of the shingles and attic space during the summer. In extreme cases this can lead to damage and deterioration to the structure frame in the attic. Add additional vents to improve the current system; this can be done anytime or during the next roof installation.
3.07	Electrical	<u>Deficient.</u> There is exposed electrical wiring in the attic for a fan. This is a potential safety concern. Have this wiring removed or correctly installed by an electrical contractor.
3.08	Firewalls	Masonry between units.
3.09	Attic	Clean out the left over debris and personal property from the attic.
	Comments	

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4-GARAGE

Our garage evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

Step #	Component	Comments
4.01	Type	There is a two car detached garage.
4.02	Exterior	Vinyl siding.
4.03	Roof Material	Asphalt composition shingle.
4.04	Roof Conditions	<u>Deficient.</u> The roof shingles are in a very poor condition and are age depreciated, plan for a replacement. Water is leaking through the roof creating a mold problem on the interior of the garage.
4.05	Gutters	Suggest installing gutters and downspouts for effective water management.
4.06	Floor/Slab	Concrete.
4.07	Overhead Doors	Wood composition. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury.
4.08	Door Hardware	Not Tested.
4.09	Door Openers	<u>Deficient.</u> The garage door opener was not operational. Repair or replace as needed.
4.10	Service Door	Wood.
4.11	Walls	Drywall and unfinished.
4.12	Ceiling	<u>Deficient.</u> There is damage/deterioration and mold from roof leaks. Remove all the damaged materials.
4.13	Electrical	<u>Deficient.</u> None of the outlets in this garage are ground fault type outlets (GFCI). To meet the 1978 electrical code, GFCI outlets should be installed replacing all the current electrical outlets, and since 2008 it includes the outlet for the door opener. There is exposed electrical wiring throughout this garage. This is a potential safety concern. Have this wiring removed or correctly installed by an electrical contractor.
4.14	Garage Comments	An addition was added to the back of this garage. There is a furnace in this garage. This furnace was not checked because is not usable and will need to be removed.

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5-CHIMNEYS, FLUES & VENTS

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if a lining is present, checking for deterioration, damage or cracks which is best done with a chimney camera and scope.

The purpose of the chimney is to take the combustion products (i.e., smoke and exhaust gases) from the fuel burning appliances to the outside of the property. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that chimneys be checked annually by a qualified chimney professional and cleaned if needed.

The NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general, visual inspection which is a Level I inspection.

Step #	Component	Comments
5.01	Chimney & Vents	The masonry chimney is used for the gas appliances and has one liner.
5.02	Visible Condition	Tuck pointing is needed where mortar is loose, missing and deteriorated to seal and weatherproof the exterior. Poor quality mortar can and will allow moisture into the interior. Suggest sealing the chimney cap which is cracked to reduce the opportunity for water infiltration and damage.
5.03	Chimney Flue	Clay.
5.04	Rain Caps	There are no chimney rain caps for the chimney. Suggest installing rain caps to prevent rain and snow entry and to keep the local wildlife out. This will also preserve the life of the chimney components as well as minimize maintenance.
5.05	Chimney Comments	None.

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6-BASEMENT

Any below-grade space can experience water problems, even areas that have been dry in prior years. While we look for evidence of previous water issues, we will not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water problems, and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify any below-grade area against future water infiltration.

Cracking on walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or changes in the size of the cracks, which would indicate a need for further evaluation.

The chance of leakage increases when the exterior graded surfaces are not pitched away from the home and when roof drainage is discharged next to the foundation. These issues should be addressed as soon as possible.

Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped building materials and efflorescence. Excessive humidity in below grade areas can also promote mold and other fungal growth. Maintaining a relative humidity below 55% is recommended in below-grade spaces.

Step #	Component	Comments
6.01	Stairs	Wood. There is no handrail for the basement staircase. Whenever four or more stairs are present, a handrail is required. Recommend adding a handrail to ensure safety on this staircase.
6.02	Floor	Concrete.
6.03	Walls	Poured concrete. <i>Further Review.</i> There has been a previous water problem in the basement. The wall coverings were removed and the framing and walls sprayed with a sealer or mold remediation cover. From this one-time inspection we will not be able to identify the extent of this problem. Verify with the sellers the cause for this problem and when the clean-up was done.
6.04	Ceiling	Drywall.
6.05	Framing	Conventional 2x8 wood framing.
6.06	Sub Floor	Solid wood decking.
6.07	Support Columns	Wood.

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6.08	Support Beams	Wood support beams were used.
6.09	Windows	Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.
6.10	Heat / Cooling	Central heating and an electric wall heater. A dehumidifier is recommended for the basement area during the warmer months to prevent an elevated relative humidity in this space. If the humidity level is allowed to reach over 55% R.H. it can promote mold growth.
6.11	Electrical	<u>Deficient.</u> There is exposed electrical wiring in the basement. This is a potential safety concern. All wires should be encased in conduit to ensure safety. Client should consult with an electrical contractor to make the necessary repairs to ensure safety.
6.12	Ventilation	None.
6.13	Insulation	None.
6.14	Plumbing Fixtures	There is no floor drain provided for this basement. If a water back-up occurs, there will be no provisions to drain water or drainage will be provided by the storm water sump.
6.15	Basement Comments	None.

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7-PLUMBING

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and problems with the visible piping and attached fixtures. There is the majority of the plumbing system that is installed behind finished walls that will not be inspected.

The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

Shut-off valves and angle stops under the sinks and toilets are not turned or tested during the inspection due to the possibility of creating a leak. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency.

We suggest you obtain the maintenance history for the plumbing system and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comments
7.01	Water Supply System	The water supply to this property is provided by a municipal system.
7.02	Shut-off Valve Location	<i>Further Review.</i> The main water shut-off is located in the basement. The water was off to this property at the time of this inspection. There was no operational evaluation done on the water supplies, drains, plumbing fixtures or appliances that are connected to the plumbing system. It is recommended that the water be turned on and an operational inspection be done on the plumbing system and the connected appliances prior to closing.
7.03	Sewer System	<p>This property does not have an overhead sewer system and is connected to a public sewer. This type of sewer system is common for the age of this property, but it can be more prone to a water back-up during heavy rains if the public sewer system becomes overloaded with storm water.</p> <p>The underground piping between the sewer and this property is not part of this inspection. The only practical way to inspect this line is with a sewer camera. Some plumbing contractors offer this service; the approximate cost is \$175 to \$300.</p>
7.04	Gas Meter	The gas meter is located in the basement which is typical for the age of this property. By today's building standards, all gas meters are located on the exterior of the property which allows the ability to shut the gas off to the property in an emergency without entering, and any gas leaks or faults of the meter will not affect the interior of the property.

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7.05	Gas Piping	Black iron piping.
7.06	Water Lines	Copper and galvanized piping. The piping in this property is of different age and materials because some of the original piping was replaced. The galvanized water lines that are still being used will rust from the inside out and will become restricted over time reducing water pressure. When low water flow occurs that is objectionable to you as the homeowner, the only option will be to replace the galvanized piping with copper piping.
7.07	Drain Waste & Vent Pipes	Cast iron and galvanized. The drain piping and vent piping appear to be original and may likely need ongoing maintenance or replacement. Older drains are more likely to be of a material that is more prone to rust and corrosion on the inside of the piping which will affect drainage.
7.08	Storm Water Pumps	The storm water sump is located in the basement.
7.09	Plumbing Comments	None.

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8-ELECTRICAL

Our electrical inspection meets the Illinois State standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move personal items and do not examine every fixture, outlet, or wire, nor do we remove insulation or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to the finish around this panel. Most of the wiring and the wiring splice connections in this property are not visible and not inspected.

Since electrical defects are safety concerns, we advise the use of an electrical contractor for cost estimates, repairs and upgrades.

Step #	Component	Comments
8.01	Service Entrance	The electrical service entrance wiring for this property is installed over head across the rear yard. The electrical connections at the meter are not part of this inspection. The service disconnect is located in the main panel
8.02	Amperage/ Voltage	The service rating is 100 amps, 120/240 volts. This panel contains 12 circuits and no spares. There are five 20-amp appliance circuits and one 240-volt circuit. During the inspection we did not verify what connected appliances or rooms have been installed on each breaker or if the panel is accurately labeled. If concerned about the distribution of circuits, an electrician should be consulted to verify the connected load on each circuit and to determine if any of the breakers are overloaded requiring additional circuits to be added. The electrical panel is a standard size for the age of this property, but would be considered undersized because of the minimal distribution and available circuits. By today's electrical standards most properties of this size would have as a minimum 24 circuits for better distribution. An upgraded electrical service and equipment may be required if more or higher demand electric appliances or any additional circuits are to be added to this property.
8.03	Grounding	The grounding system was intact at the time of the inspection.
8.04	Main Panel Comments	The main electrical panel is located in the basement. Overload protection is provided by breakers. The service entrance wiring is aluminum and the branch circuits are copper.

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8.05	Sub-Panels	<p>There is a sub-panel located in the garage. This panel was added to increase the electrical distribution. For safety, it is recommended that this panel be correctly labeled so that every circuit is clearly marked so that it can be identified for servicing or in case of an emergency.</p> <p><u>Deficient.</u> There is no cover for the garage electrical sub-panel. This is a potential safety concern; a cover needs to be installed.</p> <p>There are doubled-up circuits in the garage sub-panel. Double-tapping means there is more than one wire attached to a breaker which can add to the load of the circuit causing a possible overload and an indication that the panel is undersized if there are no spare circuits.</p> <p>The grounding and neutral wires are improperly connected together in the sub-panel. The grounding wires and neutral (white) wires should be attached separately and because this garage is a separate structure from the house, a ground rod needs to be installed.</p> <p>The neutrals must attach to a floating neutral bus bar that does not bond to the panel and the grounding wires must attach separately to a bus bar which is bonded to the panel. Improper connections can cause arcing in concealed spaces and allow current to flow where it should not.</p> <p>The repairs should be done by an electrical contractor.</p>
8.06	Wiring Method	Metal conduit and armored flexible cable.
8.07	Electrical Comments	None.

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9-HEATING

Our evaluation of heating and air conditioning systems is both visual and functional provided that the power and gas is supplied to the component and that the temperatures allow operation of the equipment. Items not listed here as well as things we cannot see, such as utilities, drains, ducts inside walls, floors and underground piping are beyond the scope of this inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.

Our inspection is not an engineering review. We suggest you ask the sellers/occupants if any areas of the property do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply.

Today's modern mechanical equipment is complicated and should only be serviced by a professional that is familiar with that type of equipment. Regular cleaning or replacement of filters is vital to the health of the equipment and can improve the efficiency of the attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor. Furnaces and air conditioners will account for 50% of your energy costs to operate this property.

Step #	Component	Comments
9.01	Location	The heating system is located in the basement.
9.02	Type/Brand	Manufactured by Frigidaire. This furnace was dated 2006 and is rated approximately 50,000 BTUs per hour.
9.03	Energy Source	Natural gas.
9.04	Burner Chambers	The burner chambers were only partially visible; to better access the burners and heat exchanger, the burners would have to be removed which is not done during an inspection.
9.05	General Conditions	The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to the inaccessibility of many of the components of this unit, our review was limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. As with all mechanical equipment, this unit can fail at anytime without warning. During an inspection we cannot determine future failures. If a more detailed inspection is desired, a heating contractor should be hired prior to closing.

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9.06	Exhaust Venting	A mid-efficiency gas furnace has been installed and is being vented through a masonry chimney. Flue gas temperatures are lower with this type furnace, causing condensate to collect on the chimney walls. This condensate contains acids which can corrode, damage, and deteriorate a masonry chimney. Proper sizing of the chimney is extremely important for venting with this type of heating system and can be attained by adding a liner.
9.07	Thermostat	A thermostat is located on the first floor.
9.08	Air Filters	The filter is dirty and needs to be replaced. Servicing or replacing filters need to be done on a regular basis to ensure proper operation and air flow.
9.09	Distribution / Ducting	Galvanized ducts.
9.10	Humidifier	The humidifier was not operable at the time of inspection. Have a heating contractor repair and service unit or replace as needed.
9.11	Heating Comments	None.

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11-WATER HEATER

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature, typically 120-130 degrees is recommended. For further protection, anti-scald faucets are available for sinks, tubs and showers.

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection.

Water heater blankets may void the warranty on some water heaters and are not recommended. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A safety drain pan and drain is advised if your heater is located in, adjacent to, or above a finished area.

Step #	Component	Comments
11.01	Location	The water heater is located in the basement.
11.02	Design Type	This is a newer gas flammable vapor resistant (FVIR) type water heater which is the industry standard since January 2003. These type units have a sealed combustion chamber and are a safety upgrade compared to the older type heaters.
11.03	Brand / Capacity	Manufactured by General Electric. The date on the water heater is 2007. The water heater capacity is 50 gallons.
11.04	Supply Lines	Copper piping.
11.05	Pressure Relief Valve	Serviceable.
11.06	Water Heater Condition	The gas pilot was off for the water heater. Verify its operation prior to closing.
11.07	Venting	Metal.
11.08	Water Heater Comments	None.

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12-KITCHEN

The appliances listed in this report are operated, if accessible and the utilities are on. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances.

Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances between the ages of 8-15 years of age are more prone to failure and repairs.

Step #	Component	Comments
12.01	Heat / Cooling	Central heating/cooling.
12.02	Electrical	Ground fault interrupter (GFCI) outlets are provided for safety.
12.03	Cabinets	Serviceable.
12.04	Counter Tops	Laminate.
12.05	Sinks	Stainless steel.
12.06	Faucets	Not Tested.
12.07	Water Supply/Drains	Not Tested.
12.08	Disposals	None.
12.09	Dishwasher	None.
12.10	Cook Top	Manufactured by General Electric. The gas stove/range was tested at the time of inspection and appeared to function properly.
12.11	Oven	Serviceable.
12.12	Ventilation	<u>Deficient.</u> We did not test the fan, the installation is incomplete. The fan has no power because it was installed but not wired.
12.13	Kitchen Comments	Recirculating.

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13-BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and any missing/damaged grout and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealer to tiled surfaces upon occupancy.

If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before closing. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and moisture problems.

Step #	Component	Comments
13.01	Bathrooms	There is one bathroom in this property.
13.02	Heat / Cooling	Central heating.
13.03	Electrical	Ground fault interrupter (GFCI) outlets are provided for safety.
13.04	Ventilation	The bathroom does not have an exhaust fan. The current building standards require exhaust fans for all bathrooms for ventilation and to prevent moisture related problems.
13.05	Bathtubs	Serviceable.
13.06	Tub Surround	Ceramic tile.
13.07	Tub Faucet	Not Tested.
13.08	Sinks	Serviceable.
13.09	Sink Faucets	Not Tested.
13.10	Water Supply/Drains	Not Tested.
13.11	Toilets	Not Tested.
13.12	Bathroom Comments	None.

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14-LAUNDRY AREA

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance.

If the washer and dryer are present, they are not moved to review the area behind the washer/dryer or any connections and piping located behind these appliances. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest verifying their operation with the sellers prior to closing.

We suggest that you clean the dryer exhaust vent and dryer upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comments
14.01	Location	The laundry room is located in the basement.
14.02	Laundry Sink	Not Tested.
14.03	Electrical	Grounded outlets.
14.04	Washer Hookups	There are standard water connections with the drainage provided through the laundry sink. The water hoses valve connections should be checked monthly for leaks. Also make sure the washer drain is secure in the laundry sink and a lint trap is recommended to prevent the laundry drain from becoming clogged.
14.05	Dryer Hookups	Gas. The dryer and vent piping needs to be cleaned. Excessive dryer lint in a vent pipe will affect the dryer's operation and lint is very flammable and a potential fire hazard. This vent should be cleaned on a yearly time frame to insure proper operation.
14.06	Laundry Comments	In the inspector's opinion, the washer and dryer left in the basement will not be usable.

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15-INTERIORS

Our interior evaluation was done with similar aged properties in mind. Cosmetic considerations and minor flaws will be overlooked such as nail pops, small cracks, paint conditions and wear and tear on the floor materials. We suggest if these types of items are concerns for you that they be checked by you personally. Our inspections are limited to visible and accessible areas without moving any personal property, furniture or area rugs.

Water stains and leaks will be reported on in this inspection. What's not so obvious is determining what is going on, if any thing, inside the building assemblies between the floors, walls and ceilings. Access that is not readily available to see within a wall cavity can not sometimes be discovered on a visual inspection.

Step #	Component	Comments
15.01	Floors & Materials	Carpet, wood and ceramic tile.
15.02	Walls	Plaster.
15.03	Ceilings	Plaster.
15.04	Windows	<u>Deficient.</u> The dining area window is damaged and is not operable and will need to be replaced.
		Condensation/fogging was noted between the panes of eight windows: (2) kitchen, (3) living room and (3) bedroom windows. This condition is an indication that the desiccant strips designed to absorb moisture between the panes of these eight windows have become saturated. In some situations a repair is possible, but if not repairable the glass will need to be replaced. A qualified glass contractor should be consulted to determine the options to correct or replace the glass.
15.05	Heat / Cooling	Central heating.

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| 15.06 | Electrical | <p>Grounded outlets.</p> <p>There are a minimal number of outlets available throughout the house. To avoid using extension cords which can be a fire hazard, additional outlets may need to be installed depending how these spaces are going to be used.</p> <p>The doorbell was not operable, correct as needed.</p> <p>The light fixtures in the closets have exposed incandescent light bulbs which can present a hazard if combustibles materials are placed too close to these bulbs. These types of fixtures may have been common for the age of this property, but they do not meet today's electrical standards for closet lighting. Replacing these type fixtures with a fluorescent type sealed fixture would be a safety improvement to the property.</p> |
| 15.07 | Smoke &
Carbon
Monoxide
Detectors | <p><u>Deficient.</u> There were no smoke detectors noted in this property. Install smoke detectors in the proper locations to meet village code requirements for safety.</p> <p>There are no carbon monoxide detectors in this property. To be in compliance with a state law that became effective January 1, 2007, a carbon monoxide needs to be installed within 15 feet of all of the sleeping areas and bedrooms.</p> |
| 15.08 | Stairs/Railings | Serviceable. |
| 15.09 | Environmental
Testing | <p>There was no environmental testing done as part of this inspection such as a radon test or any indoor air quality samples taken which would identify mold spores in the property.</p> <p>Molds, funguses, mildew and similar organisms may exist that may not be evident without separate air testing. These contaminants generally grow where there is excessive humidity or moisture, such as where leaks may have occurred in roofs, walls or where there has been previous other type water problems.</p> |
| 15.10 | Interior
Comments | None. |

End of Report

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