

AmeriSpec

847-490-2107 Palatine 708-482-3333 LaGrange
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Inspection No: 201002-01003
Property Address: 1234 Home Ave.
Des Plaines, IL

Client: Mr. & Mrs. Buyer
Inspector: Bob Bourdage
License No. 450.000241

This summary is provided to assist in identifying reported items that have been commented on in the report that were considered deficient, a safety issue, or could affect the occupancy of this property at the time of this inspection. This summary is only part of the inspection and all items or comments that you may consider important may not be included in this summary report. The entire inspection report must be reviewed prior to your attorney review period, and before making your decision to purchase this property.

When repairs, replacements or further evaluations are suggested, it is recommended that at least two separate professionals in that field be called upon to make estimates 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.

ROOF**Conditions**

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.

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.

ATTIC**Electrical**

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.

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GARAGE

- Roof Conditions** 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.
- Door Hardware** Not Tested.
- Door Openers** The garage door opener was not operational. Repair/replace as needed.
- Ceiling** There is damage/deterioration and mold from roof leaks. Remove all the damaged materials.
- Electrical** 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.

BASEMENT

- Electrical** 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.
- Walls** 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.

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PLUMBING**Shut-off Valve
Location**

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.

ELECTRICAL**Garage Sub-Panel**

There is no cover for the electrical sub-panel. This is a potential safety concern; a cover needs to be installed.

There are doubled-up circuits in the 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.

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.

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.

The repairs should be done by an electrical contractor.

KITCHEN**Ventilation**

We did not test the fan, the installation is incomplete. The fan has no power because it was installed but not wired.

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INTERIORS

Windows

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.

Smoke & Carbon
Monoxide Detectors

There were no smoke detectors noted in this property. Install smoke detectors in the proper locations to meet village code requirements for safety.

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.

End of Summary

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