





# Inspection Report

**William Customer**

**Property Address:**

1234 Main St

Unit #3

Anytown IL 66666



**DLM Home Inspection**

**Mike Cummins**

**IL License # 450.010386**

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<b>Date:</b> 1/1/2015	<b>Time:</b> 2:00 PM	<b>Report ID:</b> Sample 1
<b>Property:</b> 1234 Main St Unit #3 Anytown IL 66666	<b>Client:</b> William Customer	<b>Real Estate Professional:</b> AI Realtor Any Realty

**Comment Key or Definitions**

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

**Inspected (IN)** = This item, component or unit was visually observed and/or operated. If no specific comments are included it functioned as intended allowing for normal wear and tear.

**Not Inspected (NI)** = This item, component or unit was not inspected and no representations are made to whether it functioned as intended and will state a reason for not inspecting.

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

Items included or described in this report fall into two major categories:

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

**Maintenance Recommendation:** These are items or component that will require regular upkeep or maintenance and may include recommendations for upgrade or improvement of existing conditions.

If any item, component or category does not contain a comment, no defects were noted.

**TYPE OF STRUCTURE:**

Low Rise Condominium

**APPROXIMATE AGE OF STRUCTURE:**

Over 10 Years

**APPROXIMATE SQUARE FOOTAGE:**

1500

**NUMBER OF STORIES:**

Four story, With Basement

**STRUCTURE FACES:**

West

**WEATHER CONDITIONS:**

Cloudy, Cold

**AMBIENT TEMPERATURE:**

Below 32

**OCCUPANCY:**

Occupied

**IN ATTENDANCE:**

Client, Client's Agent, Seller's Agent

# 1. Exterior

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


## Styles & Materials

<b>Siding Style:</b> Masonry	<b>Siding Material:</b> Brick Block	<b>Exterior Entry Doors:</b> Steel
<b>Appurtenance:</b> Sidewalk	<b>Stairs/Steps/Railings:</b> None Present	<b>Walkways/Driveway/Patio Material:</b> Concrete Walkways No Driveway Wood Balcony
<b>Exterior Grading/Drainage:</b> Good - Positive Drainage at Foundation	<b>Vegetation/Landscaping:</b> Good Clearance From Exterior Siding	<b>Ground/Soil Surface Condition:</b> Frozen

		IN	NI	NP
1.0	Wall Cladding, Flashing and Trim	•		
1.1	Eaves, Soffits and Fascia	•		
1.2	Doors	•		
1.3	Windows	•		
1.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patios and Railings	•		
1.5	Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls	•		
1.6	Plumbing - Exterior Hose Bibbs	•		
1.7	Exterior Outlets	•		
		IN	NI	NP


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Comments:

 **1.0 (1)** Concrete block is a highly porous building material. The failure to maintain the exterior concrete block walls can lead to moisture intrusion, wood rot, mold growth, structural damage and (if severely neglected for a prolonged period) structural floor collapse. The building codes call for it to be pre-treated with water repellent at the factory and for the mortar used in it's installation to also be water repellent. Regular evaluation for moisture absorption and application of a surface-applied water repellent treatment is required every several years in order to protect against moisture penetration. The client should request all pertinent documentation regarding past wall leakage, recent repairs, any recent application of exterior masonry sealants and preventive maintenance strategies.



Split-faced block exterior walls


 **1.0 (2)** The masonry wall flashings are either missing or improperly installed. The flashings should protrude from the wall by at least 1/4 inch at the following locations: the top of the foundation wall; above the masonry pockets where the floor joists are set into the concrete block; above and below every window and door. Missing or improperly installed wall flashing can allow moisture to enter the home and cause rot, mold growth, and structural damage. The exterior masonry walls of this structure should be evaluated and repaired by a licensed and competent masonry contractor.



No visible flashing above windows




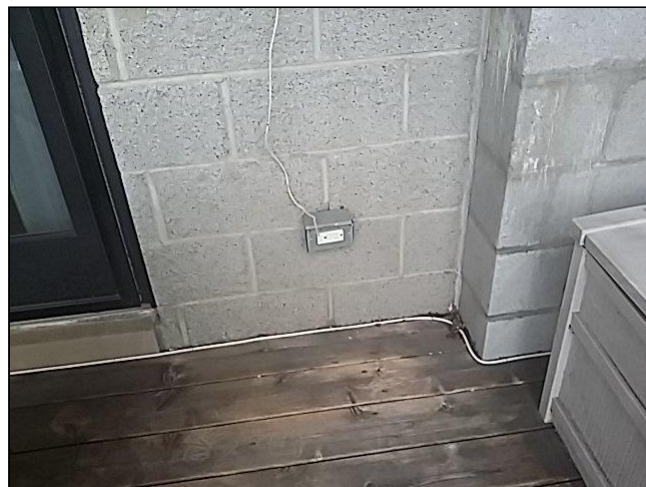
No visible flashing above doors

 **1.4** All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials. A qualified deck restoration contractor should correct as needed.



Weathered deck surface

 **1.7** The GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior is missing a cover. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



Missing outlet cover

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

## 2. Roofing / Roof Structure / Chimneys

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

<b>Roof Covering:</b> Modified Bitumen	<b>Roof Type:</b> Low-slope	<b>Roof Structure:</b> Not visible
<b>Roof Viewed:</b> Roof Was Walked	<b>Chimney Type:</b> Metal	<b>Sky Light(s):</b> None

		IN	NI	NP
2.0	Roof Coverings	•		
2.1	Flashings	•		
2.2	Skylights, Chimneys and Roof Penetrations	•		
2.3	Roof Ventilation	•		
2.4	Roof Drainage Systems	•		
2.5	Roof Structure	•		
		IN	NI	NP

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

### 3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### Styles & Materials

<b>Foundation:</b>	<b>Columns or Piers:</b>	<b>Floor Structure:</b>
Concrete Foundation Walls	Unknown / Not Accessible	Not Visible/Accessible
<b>Wall Structure:</b>	<b>Ceiling Structure:</b>	
Masonry Exterior Walls	Unknown/Not Accessible	

		IN	NI	NP
3.0	Foundations, Basements and Crawlspaces		•	
3.1	Floors	•		
3.2	Walls	•		
3.3	Ceilings	•		
		IN	NI	NP

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#### Comments:

**3.0** A full evaluation of the foundation and structure of this multi-unit building is beyond the scope of this home inspection.

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

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Insulation/Vapor Retarder Material:</b> Ceiling/Attic Insulation not Visible/ Accessible Insulation in Walls not Visible/Accessible Vapor Barrier not Visible/Accessible	<b>Ceiling Materials:</b> Drywall	<b>Wall Material:</b> Drywall
<b>Floor Covering(s):</b> Wood Tile	<b>Interior Doors:</b> Hollow Core	<b>Window Styles &amp; Materials:</b> Wood Frame Casement Thermal Glazing
<b>Window Manufacturer:</b> Unknown	<b>Stairs/Steps/Railings:</b> Interior Wood Stairs Steel Interior Stairs	

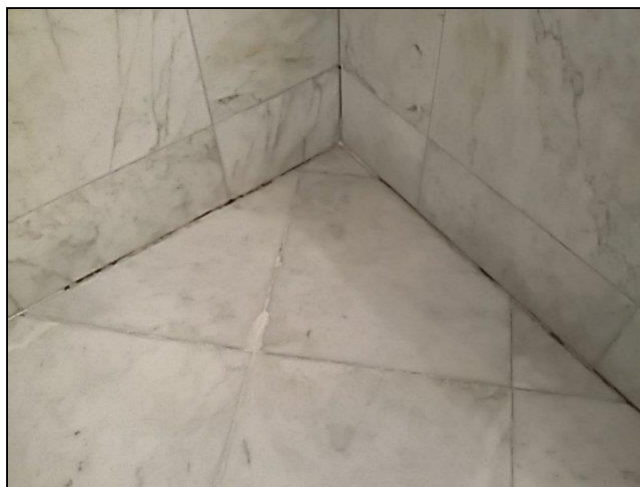
		IN	NI	NP
4.0	Ceilings	•		
4.1	Walls	•		
4.2	Floors	•		
4.3	Doors	•		
4.4	Windows	•		
4.5	Steps, Stairways, Balconies and Railings	•		
4.6	Outlets, Switches and Fixtures	•		
		IN	NI	NP

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## Comments:

🔧 **4.1 (1)** The caulked joints at the tile intersections and grout joints are exhibiting signs of mold growth. The joints at the inside corners of tub/shower surrounds and at tub-to-tile intersections should be raked out, all surfaces thoroughly cleaned with a mold control product (Concrobium brand), dried and new color-matched, 100% silicone caulk used in order to prevent future mildew staining, leakage and damage to the tile substrate. In general, all dissimilar materials in contact with ceramic tile should be protected from cracking and moisture penetration through the use of appropriate caulking methods and materials.

Additional information on cleaning and prevention of mold growth can be found here: [Concrobium](#)




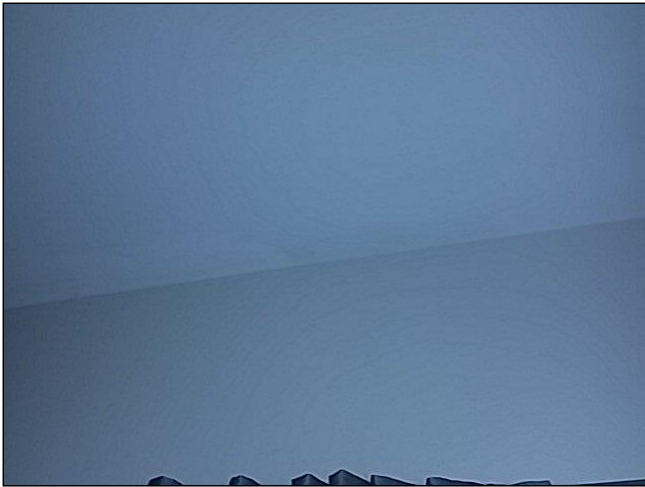
Mold growth at master bath shower surround

🔧 **4.1 (2)** The cracked grout joints at the hall bath tub surround should be replaced to prevent water damage to the tile substrate. A qualified tile contractor should repair as needed.



Repair cracked grout

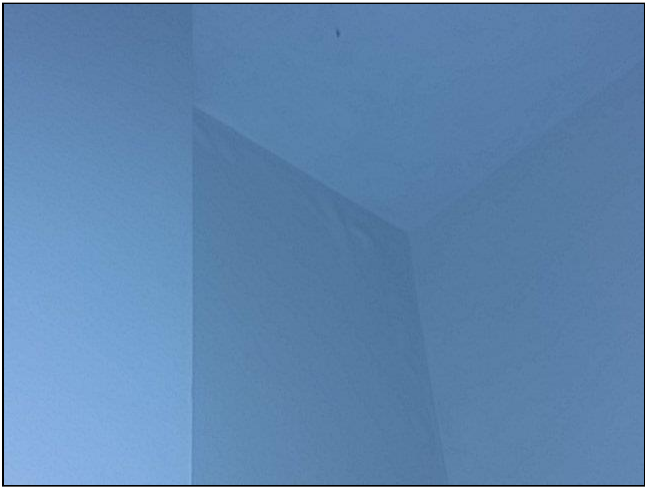
 **4.1** (3) The drywall on the wall and ceiling shows moisture stains, blistering and previous repairs indicating moisture intrusion did or still may occur at the 2nd bedroom. The moisture meter was used and it did not indicate an active leak. A qualified painting contractor should repair as needed.




Moisture staining at ceiling



Previous ceiling repair



Blistered drywall

 **4.1** (4) The wood trim is water damaged at the front living room wall. A qualified masonry contractor should evaluate the exterior in this area to determine where water is entering and repair as needed to prevent additional damage. A qualified carpentry contractor should repair the interior damage as needed



Moisture damage at wood trim




Moisture damage at wood trim

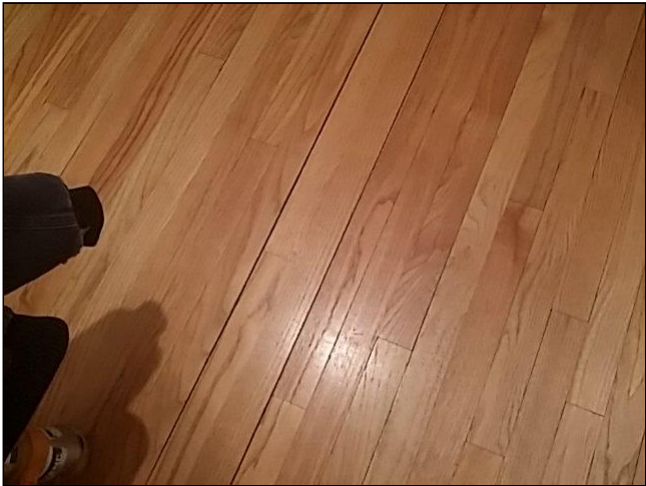


Moisture damage at wood trim



Moisture damage at wood trim

 **4.2** Gaps were noted at the wood floors in the kitchen and living room. This is a cosmetic issue for your information. A qualified flooring contractor should repair as needed for proper appearance.




Gap in wood floor



Gaps at wood flooring




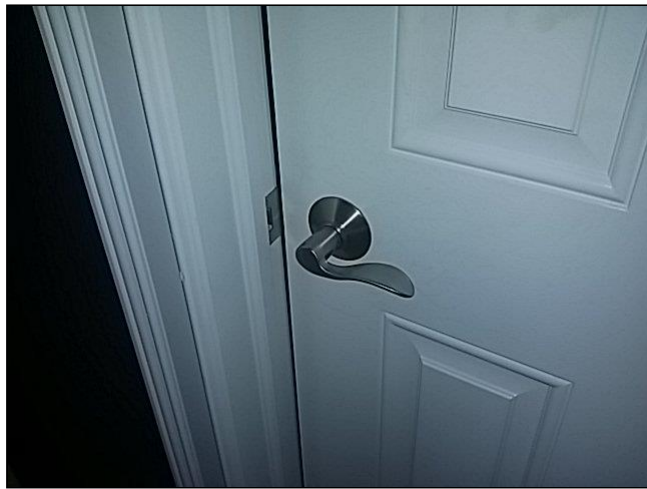
Gaps at wood floor

 **4.3 (1)** The deadbolt will not engage at the rear entry door. This is a security issue. A qualified contractor or handyman should repair or replace as needed.




Deadbolt will not engage

 **4.3 (2)** The closet door needs a strike adjustment for the door knob to latch properly at the master bedroom. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.



Doorknob will not latch

 **4.3 (3)** Door stops (hinge mounted, floor mounted or wall mounted) should be in place on the interior doors in order to protect the adjacent finishes and door components from damage.

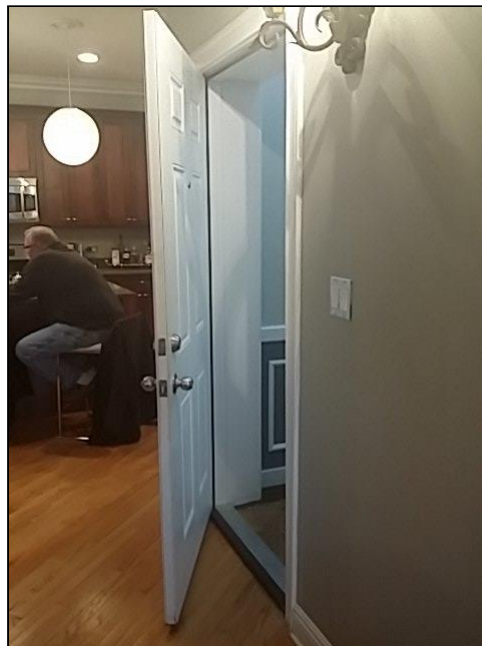


Master bath door strikes tub enclosure



Wall damage at hall bath

🔧 **4.3 (4)** The interior common area entry door to this unit and to all living units in the building should be made self-closing, as required by fire safety codes, in order to prevent fire spread within the structure and also to prevent the blocking of emergency egress during a fire. Spring hinges or a door closer should be installed so the door will close and latch automatically.




Unit entry door stays open

🔧 **4.3 (5)** The locking mechanism for the sliding door at the front of the home does not engage. This is a safety defect that needs to be corrected. A qualified contractor or handyman should repair or replace as needed for safety.



Door lock does not engage

🔧 **4.4 (1)** Several of the glass window blocks are cracked or broken at the rear common stairwell. Cracked glass should be replaced to prevent injury. A qualified masonry contractor should repair as needed.


 **4.4 (2)** Water damage was noted at the wood window sills in living room and dining room. This can indicate water leaks at the top of or around the windows. A qualified masonry contractor should evaluate further and repair as needed.



Water damage at dining room window sill



Water damage at living room window sill

 **4.6** The light fixtures are missing globes at the master bedroom and 2nd bedroom closet. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



Missing light globe



Missing light globe

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

5. Bathrooms and Components

Styles & Materials

Exhaust Fans:

Fan With Light


Fan Venting:

Vented to Exterior

		IN	NI	NP
5.0	Counters and Cabinets	•		
5.1	Doors	•		
5.2	Windows	•		
5.3	Plumbing Water Supply and Distribution Systems and Fixtures	•		
5.4	Plumbing Drain, Waste and Vent Systems	•		
5.5	Outlets Switches and Fixtures	•		
5.6	Exhaust fans	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

 **5.3** The hall bath toilet is not adequately secured to the floor. This can result in deformation of the wax ring seal, leaking, and other damage. The toilet should be evaluated by a licensed and competent plumber in order to determine if removal and reinstallation is necessary.



Loose toilet

## 6. Kitchen Components and Appliances

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

### Styles & Materials

<b>Cabinet Material:</b> Particle Board Wood Frames and Doors	<b>Countertop:</b> Granite	<b>Refrigerator:</b> General Electric
<b>Range/Oven:</b> General Electric	<b>Dishwasher:</b> General Electric	<b>Microwave/Range Hood:</b> General Electric
<b>Kitchen Exhaust Venting:</b> Recirculating Exhaust	<b>Disposal:</b> Maytag	<b>Trash Compactor:</b> None
<b>Clothes Dryer Vent Material:</b> Mylar	<b>Dryer Heat Source:</b> Natural Gas	

		IN	NI	NP
6.0	Counters/Cabinets	•		
6.1	Pantry/Closet Doors	•		
6.2	Windows	•		
6.3	Plumbing Water Supply Faucets and Fixtures	•		
6.4	Plumbing Drain and Vent Systems	•		
6.5	Outlets Wall Switches and Fixtures	•		
6.6	Dishwasher	•		
6.7	Ranges/Ovens/Cooktops	•		
6.8	Microwave Oven/Range Exhaust Hood	•		
6.9	Refrigerator/Freezer	•		
6.10	Food Waste Disposer	•		
6.11	Trash Compactor			•
6.12	Laundry Equipment/Dryer Vent and Piping	•		
		IN	NI	NP

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**Comments:**

**6.8** The kitchen utilizes a combination microwave/recirculating vent hood. Cooking in the kitchen generates a great deal of odors and by-products that need to be ventilated to clean the air and to prevent damage to the home. The Client may opt to open windows or utilize a bathroom fan when cooking in order to enable some exterior venting during extended use of the kitchen range.



Recirculating kitchen exhaust

**6.9** The water dispenser at the front door of the refrigerator did not function when tested. A qualified appliance technician should evaluate further and repair as needed.



Water dispenser not working

**6.12** Front load washer doors should be kept open when not in use to allow air flow that will promote drying and prevent mold growth at door seals.



Front load washer

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

## 7. Electrical System

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


### Styles & Materials

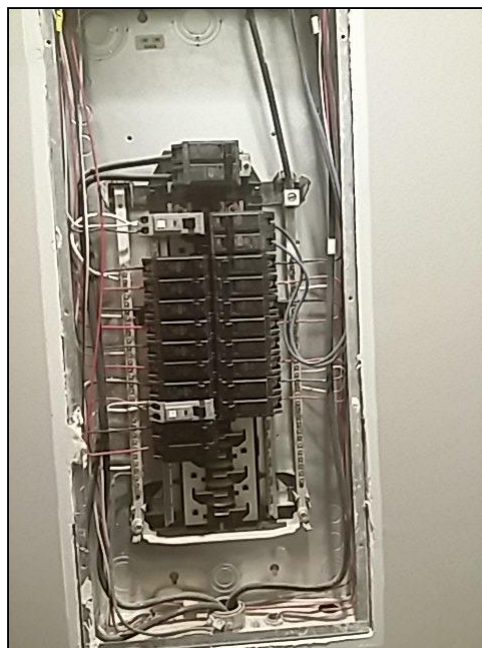
<b>Electrical Service:</b> Overhead Service Copper Service Conductors 240 Volts	<b>Location of Main Disconnect:</b> Unit Hallway	<b>Panel Service Ampacity:</b> 100 AMP
<b>Overcurrent Protection Devices:</b> Circuit Breakers	<b>Service Panel Manufacturer:</b> General Electric	<b>Electrical Grounding Configuration:</b> Not Located/Accessible
<b>Branch Circuit Conductors:</b> Copper	<b>Circuits in use / Circuits Available:</b> 21 in use 11 available	<b>Wiring Methods:</b> Electrical Metallic Tubing EMT (Conduit)

		IN	NI	NP
7.0	Service Entrance Conductors	•		
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•		
7.2	Branch Circuit Conductors/Overcurrent Devices	•		
7.3	Connected Devices and Fixtures	•		
7.4	Operation and Location of Ground Fault Circuit Interrupters	•		
7.5	Smoke and Carbon Monoxide Detectors	•		
		IN	NI	NP


IN= Inspected, NI= Not Inspected, NP= Not Present

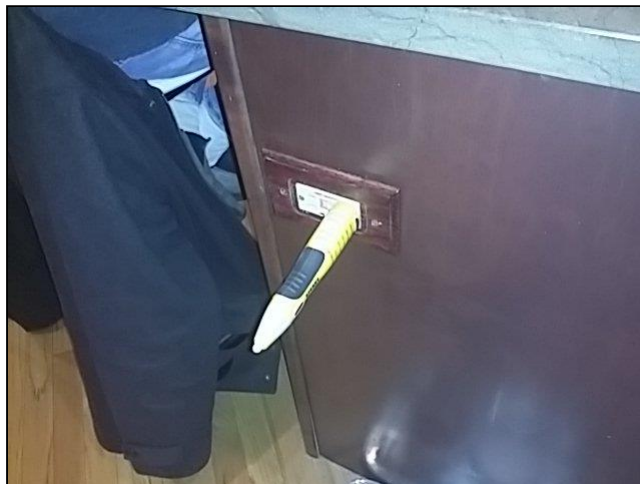
**Comments:**

 **7.1** The main electrical panel box/disconnect is located at the unit hallway.




Main electrical panel

 **7.4** The GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen island is not grounded. This is a safety defect that can cause electric shock. A qualified licensed electrician should correct as needed.



Ungrounded outlet

 **7.5** Some of the safety detectors in the home appeared to be at or beyond the end of their service lives, typically taken to be 10 years for smoke detectors and 5 years for carbon monoxide detectors. It is recommended that the smoke detector and carbon monoxide detector systems be upgraded to reflect current life safety codes which include; smoke detectors on each level of living space and in each sleeping room, hard-wired 120 V smoke detectors that are interconnected in order to alarm simultaneously when any individual smoke detector responds, and carbon monoxide detectors on every level of living space and within 15 feet of a sleeping room. The installation of these critical life safety devices by a licensed and competent electrician is recommended.



Old, yellowed hallway smoke detector

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

## 8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.


### Styles & Materials

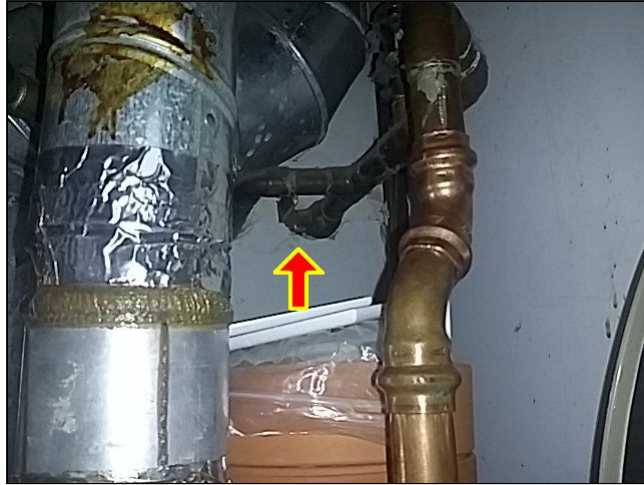
<b>Potable Water Source:</b> Public	<b>Water Service Piping Material:</b> Unknown/Not visible	<b>Main Water Shut-off Location:</b> Mechanical Equipment Closet
<b>Water Supply Piping Material:</b> Copper Water Pressure and Flow : Good	<b>Plumbing Waste/Drain/Vent Piping Material:</b> PVC	<b>Gas Shut-off Location:</b> South Exterior Wall
<b>Water Heater Power Source:</b> Natural Gas BTU or WATT Input Rating : 40,000 BTU	<b>Water Heater Size In Gallons:</b> 50 Gallons	<b>Water Heater Manufacturer:</b> Bradford White Water Heater Statistical Service Life is 13 years. Serial # and approximate age : MD36506083 / mfr 2015
<b>Water Heater Location:</b> Mechanical Equipment Closet		

		IN	NI	NP
8.0	Plumbing Water Supply and Distribution Systems and Fixtures	•		
8.1	Main Water Shut-off Device	•		
8.2	Plumbing Drain, Waste and Vent Systems	•		
8.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•		
8.4	Fuel Distribution/Storage Systems	•		
		IN	NI	NP


IN= Inspected, NI= Not Inspected, NP= Not Present

**Comments:**

 **8.1** The main water supply shut off is the yellow lever located above the water heater.



Main water shut-off

 **8.3** A drain pan is required to be placed underneath the water heater when one is installed above living space. A drain pan should be installed and connected to the nearby floor drain in order to reduce the risk of leaking and damage. A qualified plumbing contractor should install as needed.



No drain pan at water heater

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

9. Heating / Air Conditioning Systems

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

Styles & Materials

Heating Energy Source:

Natural Gas

BTU or KW Input per Hour : 75,000 BTU

Heat Type:

Forced Air Ducted System

Air Filter Size : 16 x 25 x 1

Heating Equipment Manufacturer:

Weatherking

Average Service Life of a Gas-Fired Forced-Air Furnace is 18-24 years

Serial # and approximate age of unit : EB5D302F190310397 / 13 yrs old

Cooling Equipment Style:

Electrically Powered

Split System (Outside Condenser w/ Inside Evaporator)

Approximate Cooling Capacity : 2.5 tons

Cooling Equipment Manufacturer:

Bryant

Average Service Life of A/C Unit is 12-15 Years

Serial # and Approx. Age of Condensing Unit : 2212X75720 / 4 yrs old

Fireplace Style:

Vented

Pre-Fabricated Fireplace


Fireplace Fuel Type:

Natural Gas

		IN	NI	NP
9.0	HVAC Operating Controls	•		
9.1	Heating Equipment	•		
9.2	Distribution Systems	•		
9.3	Presence of Installed Heat Source in Each Room	•		
9.4	Heating System Chimneys, Flues and Vents	•		
9.5	Cooling and Air Handler Equipment	•		
9.6	Presence of Installed Cooling Source in Each Room	•		
9.7	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•		
9.8	Gas/LP Firelogs and Fireplaces	•		
9.9	Fireplace Chimneys, Flues and Vents	•		
		IN	NI	NP


IN= Inspected, NI= Not Inspected, NP= Not Present

## Comments:

 **9.1 (1)** The furnace filter is not properly fitted and secured inside the housing and has been bypassing dirty air. It is likely there is dirt build-up on the interior components of the evaporator coil which can't be seen. This can reduce the efficiency of the system and can also reduce indoor air comfort. The entire HVAC unit; including the blower assembly, heat exchanger, and evaporator coil should be professionally cleaned for optimal system performance. The filter housing should be modified to ensure an airtight seal at the filter.



Filter not properly sealed in furnace

 **9.1 (2)** The furnace is short-cycling (burner operates for several seconds then shuts off. This can be caused by a defective gas valve or can be the result of a faulty sensor. A qualified HVAC contractor should evaluate further and repair or replace as needed.



Furnace short cycling in heating mode

**9.2** The existing furnace-mounted humidifier relies on standing water for humidification of the conditioned air. This unit is difficult to clean and can allow molds, bacteria, and other biologicals to grow inside the conditioned air stream. It should be replaced with a more indoor air quality friendly unit by a licensed HVAC contractor.



Standing water humidifier



Typical humidifier interior

**9.5** Since the ambient temperature did not allow for the safe operation of the air-conditioning system, a home warranty or an escrow hold-back should be considered in order to protect the purchaser in the event that the air-conditioning system is defective or inoperative. Further evaluation of the air-conditioning system by a licensed and competent HVAC contractor is recommended when weather permits.



AC condenser

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

# Report Summary: Repair / Replace / Defect

**Client**  
William Customer

**Address**  
1234 Main St  
Unit #3  
Anytown IL 66666


## Inspection by DLM Home Inspection, LLC

The information presented in this report is categorized for your use in these summaries: 1: **Repair/replace/defect** lists items or discoveries of systems or components that do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. 2: **Maintenance Recommendations** lists items that will require regular upkeep or maintenance and recommendations for upgrade or improvement of existing conditions. 3: **For Your Information** includes basic information regarding systems or components of this 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. Exterior


1.0 Wall Cladding, Flashing and Trim

Inspected

- 
- (2) The masonry wall flashings are either missing or improperly installed. The flashings should protrude from the wall by at least 1/4 inch at the following locations: the top of the foundation wall; above the masonry pockets where the floor joists are set into the concrete block; above and below every window and door. Missing or improperly installed wall flashing can allow moisture to enter the home and cause rot, mold growth, and structural damage. The exterior masonry walls of this structure should be evaluated and repaired by a licensed and competent masonry contractor.


1.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patios and Railings

Inspected

- 
- All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials. A qualified deck restoration contractor should correct as needed.

1.7 Exterior Outlets


Inspected

- 
- The GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior is missing a cover. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.

4. Interiors




4.1 Walls

Inspected

- 
- (1) The caulked joints at the tile intersections and grout joints are exhibiting signs of mold growth. The joints at the inside corners of tub/shower surrounds and at tub-to-tile intersections should be raked out, all surfaces thoroughly cleaned with a mold control product (Concrobium brand), dried and new color-matched, 100% silicone caulk used in order to prevent future mildew staining, leakage and damage to the tile substrate. In general, all dissimilar materials in contact with ceramic tile should be protected from cracking and moisture penetration through the use of appropriate caulking methods and materials.


## 4. Interiors

Additional information on cleaning and prevention of mold growth can be found here: [Concrobium](#)

-  (2) The cracked grout joints at the hall bath tub surround should be replaced to prevent water damage to the tile substrate. A qualified tile contractor should repair as needed.
-  (3) The drywall on the wall and ceiling shows moisture stains, blistering and previous repairs indicating moisture intrusion did or still may occur at the 2nd bedroom. The moisture meter was used and it did not indicate an active leak. A qualified painting contractor should repair as needed.
-  (4) The wood trim is water damaged at the front living room wall. A qualified masonry contractor should evaluate the exterior in this area to determine where water is entering and repair as needed to prevent additional damage. A qualified carpentry contractor should repair the interior damage as needed





### 4.2 Floors

#### Inspected

-  Gaps were noted at the wood floors in the kitchen and living room. This is a cosmetic issue for your information. A qualified flooring contractor should repair as needed for proper appearance.



### 4.3 Doors

#### Inspected

-  (1) The deadbolt will not engage at the rear entry door. This is a security issue. A qualified contractor or handyman should repair or replace as needed.
-  (2) The closet door needs a strike adjustment for the door knob to latch properly at the master bedroom. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.
-  (4) The interior common area entry door to this unit and to all living units in the building should be made self-closing, as required by fire safety codes, in order to prevent fire spread within the structure and also to prevent the blocking of emergency egress during a fire. Spring hinges or a door closer should be installed so the door will close and latch automatically.
-  (5) The locking mechanism for the sliding door at the front of the home does not engage. This is a safety defect that needs to be corrected. A qualified contractor or handyman should repair or replace as needed for safety.


### 4.4 Windows

#### Inspected

-  (1) Several of the glass window blocks are cracked or broken at the rear common stairwell. Cracked glass should be replaced to prevent injury. A qualified masonry contractor should repair as needed.
-  (2) Water damage was noted at the wood window sills in living room and dining room. This can indicate water leaks at the top of or around the windows. A qualified masonry contractor should evaluate further and repair as needed.

### 4.6 Outlets, Switches and Fixtures


#### Inspected

-  The light fixtures are missing globes at the master bedroom and 2nd bedroom closet. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.

## 5. Bathrooms and Components

### 5.3 Plumbing Water Supply and Distribution Systems and Fixtures

#### Inspected

-  The hall bath toilet is not adequately secured to the floor. This can result in deformation of the wax ring seal, leaking, and other damage. The toilet should be evaluated by a licensed and competent plumber in order to determine if removal and reinstallation is necessary.

## 6. Kitchen Components and Appliances

### 6.9 Refrigerator/Freezer

## 6. Kitchen Components and Appliances

### Inspected



The water dispenser at the front door of the refrigerator did not function when tested. A qualified appliance technician should evaluate further and repair as needed.

## 7. Electrical System

### 7.4 Operation and Location of Ground Fault Circuit Interrupters

#### Inspected



The GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen island is not grounded. This is a safety defect that can cause electric shock. A qualified licensed electrician should correct as needed.

## 8. Plumbing System

### 8.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### Inspected



A drain pan is required to be placed underneath the water heater when one is installed above living space. A drain pan should be installed and connected to the nearby floor drain in order to reduce the risk of leaking and damage. A qualified plumbing contractor should install as needed.

## 9. Heating / Air Conditioning Systems

### 9.1 Heating Equipment

#### Inspected



(2) The furnace is short-cycling (burner operates for several seconds then shuts off. This can be caused by a defective gas valve or can be the result of a faulty sensor. A qualified HVAC contractor should evaluate further and repair or replace as needed.

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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# Report Summary: Maintenance Recommendations

**Client**  
William Customer

**Address**  
1234 Main St  
Unit #3  
Anytown IL 66666

Inspection by DLM Home Inspection, LLC

1. Exterior

1.0 Wall Cladding, Flashing and Trim

Inspected



(1) Concrete block is a highly porous building material. The failure to maintain the exterior concrete block walls can lead to moisture intrusion, wood rot, mold growth, structural damage and (if severely neglected for a prolonged period) structural floor collapse. The building codes call for it to be pre-treated with water repellent at the factory and for the mortar used in it's installation to also be water repellent. Regular evaluation for moisture absorption and application of a surface-applied water repellent treatment is required every several years in order to protect against moisture penetration. The client should request all pertinent documentation regarding past wall leakage, recent repairs, any recent application of exterior masonry sealants and preventive maintenance strategies.

4. Interiors

4.3 Doors

Inspected



(3) Door stops (hinge mounted, floor mounted or wall mounted) should be in place on the interior doors in order to protect the adjacent finishes and door components from damage.

6. Kitchen Components and Appliances

6.8 Microwave Oven/Range Exhaust Hood

Inspected



The kitchen utilizes a combination microwave/recirculating vent hood. Cooking in the kitchen generates a great deal of odors and by-products that need to be ventilated to clean the air and to prevent damage to the home. The Client may opt to open windows or utilize a bathroom fan when cooking in order to enable some exterior venting during extended use of the kitchen range.

6.12 Laundry Equipment/Dryer Vent and Piping

Inspected



Front load washer doors should be kept open when not in use to allow air flow that will promote drying and prevent mold growth at door seals.

## 7. Electrical System

### 7.5 Smoke and Carbon Monoxide Detectors

#### Inspected



Some of the safety detectors in the home appeared to be at or beyond the end of their service lives, typically taken to be 10 years for smoke detectors and 5 years for carbon monoxide detectors. It is recommended that the smoke detector and carbon monoxide detector systems be upgraded to reflect current life safety codes which include; smoke detectors on each level of living space and in each sleeping room, hard-wired 120 V smoke detectors that are interconnected in order to alarm simultaneously when any individual smoke detector responds, and carbon monoxide detectors on every level of living space and within 15 feet of a sleeping room. The installation of these critical life safety devices by a licensed and competent electrician is recommended.

## 9. Heating / Air Conditioning Systems

### 9.1 Heating Equipment

#### Inspected



(1) The furnace filter is not properly fitted and secured inside the housing and has been bypassing dirty air. It is likely there is dirt build-up on the interior components of the evaporator coil which can't be seen. This can reduce the efficiency of the system and can also reduce indoor air comfort. The entire HVAC unit; including the blower assembly, heat exchanger, and evaporator coil should be professionally cleaned for optimal system performance. The filter housing should be modified to ensure an airtight seal at the filter.

### 9.2 Distribution Systems

#### Inspected



The existing furnace-mounted humidifier relies on standing water for humidification of the conditioned air. This unit is difficult to clean and can allow molds, bacteria, and other biologicals to grow inside the conditioned air stream. It should be replaced with a more indoor air quality friendly unit by a licensed HVAC contractor.

### 9.5 Cooling and Air Handler Equipment

#### Inspected



Since the ambient temperature did not allow for the safe operation of the air-conditioning system, a home warranty or an escrow hold-back should be considered in order to protect the purchaser in the event that the air-conditioning system is defective or inoperative. Further evaluation of the air-conditioning system by a licensed and competent HVAC contractor is recommended when weather permits.

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# Report Summary: For Your Information

**Client**

William Customer

**Address**

1234 Main St  
Unit #3  
Anytown IL 66666

Inspection by DLM Home Inspection, LLC

## 7. Electrical System

### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Inspected**

The main electrical panel box/disconnect is located at the unit hallway.

## 8. Plumbing System

### 8.1 Main Water Shut-off Device

**Inspected**

The main water supply shut off is the yellow lever located above the water heater.

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# INVOICE

**DLM Home Inspection, LLC**  
**East Dundee, IL 60118**  
**(847) 910 - 3755**  
**Inspected By: Mike Cummins**

**Inspection Date:** 1/1/2015  
**Report ID:** Sample 1

Client Info:	Inspection Property:
William Customer	1234 Main St Unit #3 Anytown IL 66666
<b>Client's Real Estate Professional:</b> AI Realtor Any Realty	

## Inspection Fee:

Service	Price	Amount	Sub-Total
2 Bedroom Condo	325.00	1	325.00
			<b>Tax \$0.00</b>
			<b>Total Price \$325.00</b>

**Payment Status:** Paid

**Note:** Thank You for Your Payment!



## **DLM Home Inspection, LLC**

**Mike Cummins**

**East Dundee, IL 60118  
(847) 910 - 3755**

