Inspection Report

Billy Tester

Property Address:
1233 Main St
Anytown IL 60000

DLM Home Inspection

Mike Cummins

IL License # 450.010386

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Date: 4/1/2022	**Time:** 10:00 AM	**Report ID:** 3T-467
Property: 1233 Main St Anytown IL 60000	**Client:** Billy Tester	**Real Estate Professional:**

Comment Key, Definitions and Pertinent Information

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.

Health and Safety: These are items that can affect the health and/or safety of the occupants of the home.

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

Due to significant differences in Contractor repair pricing and possibility of hidden conditions, cost estimates for items identified as deficient are not provided. The CLIENT is encouraged to obtain repair/replacement cost estimates from contractors that are qualified and licensed as required for their trade.

TYPE OF STRUCTURE:	**APPROXIMATE AGE OF STRUCTURE:**	**YEAR BUILT:**
Single Family Detached Residence	Over 100 Years	1914
APPROXIMATE SQUARE FOOTAGE:	**NUMBER OF STORIES:**	**STRUCTURE FACES:**
4,000	Two Story, With Basement	East
WEATHER CONDITIONS:	**AMBIENT TEMPERATURE:**	**OCCUPANCY:**
Clear	Below 60°	Occupied

IN ATTENDANCE:
Client, Client's Agent, Listing 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

Siding Style:
Stucco

Siding Material:
Stucco

Exterior Entry Doors:
Wood

Appurtenance:
Covered Porch

Stairs/Steps/Railings:
Concrete Exterior Stairs

Walkways/Driveway/Patio Material:
Asphalt Driveway
Paver Patio
Paver Walkways

Exterior Grading/Drainage:
Good - Positive Drainage at Foundation

Vegatation/Landscaping:
Trim Back 12" as Needed

Ground/Soil Surface Condition:
Dry

		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**

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

Comments:

1.0 (1) The stucco siding is in overall good condition, cracking and deterioration were noted at the East masonry chimney that can allow water penetration and damage to the chimney. A qualified stucco contractor should evaluate further and repair as needed.

Deteriorated stucco at chimney

Cracked stucco at chimney

Cracked stucco

Cracked stucco

Cracked stucco

1.0 (2) The exterior trim paint is aged and in need of servicing, preparation and repainting. The Client should budget for near future preparation and repainting of exterior surfaces.

Deteriorated trim paint

Deteriorated trim paint

Exposed wood at fascia

1.3 The wood windows are water damaged and rotted at the South and East sides of the home. Repair is needed to prevent water entry and damage to the interior. A qualified contractor should evaluate further and repair as needed.

Damaged windows

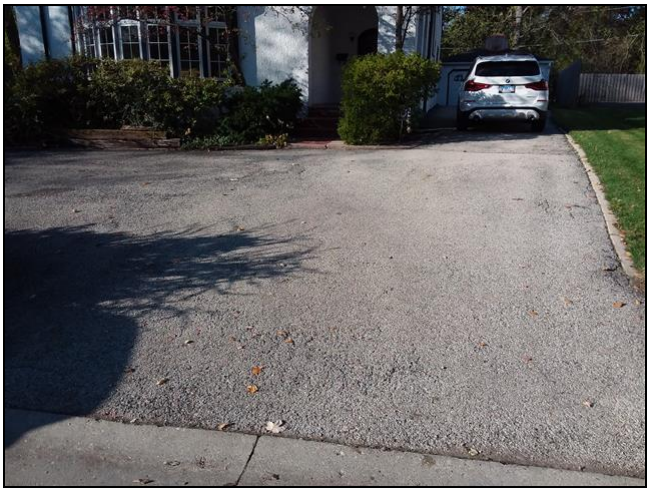
Master bedroom windows

Damaged windows

Master bath window

Master bath window

1.5 (1) The asphalt paving at the driveway is cracked and in overall poor condition. Seal coating and crack-filling and/or patching should be performed to prevent water penetration and freeze/thaw damage. A qualified paving or asphalt maintenance contractor should repair as needed.



Worn, deteriorated asphalt driveway

1.5 (2) The wood timber wall at the front of the home is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. Old leaning walls can slowly deteriorate remaining upright for years and sometimes erosion or settlement can cause the wall to fail faster. A qualified landscape contractor should evaluate further and repair or correct as needed.

Failing retaining wall

Failing retaining wall

1.5 (3) The plants at the exterior of the home of the house have become overgrown and are in full contact with the stucco exterior finishes. These plants should be trimmed back to a minimum 12 inch clearance to provide airflow and reduce moisture being trapped between the plants and building surfaces leading to premature failure of these components.

Trim overgrown bushes

1.7 The GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior wont trip when tested. This is a safety defect that can cause electric shock. A qualified electrical contractor should replace the defective outlet.

Outlet will not trip when tested

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 and 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

Roof Covering:
Composition Shingles (Asphalt or Fiberglass)
Modified Bitumen
Rolled Roofing

Roof Type:
Gable
Low-slope

Roof Structure:
Conventional Wood Framing

Roof Viewed:
Roof Was Walked

Chimney Type:
High-Temperature Plastic (For Gas Appliance Venting)
Masonry
Metal

Sky Light(s):
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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Comments:

2.2 The sloped mortar wash at the SW chimney is cracked and deteriorated. Repair is needed to prevent water entry and damage to the interior masonry chimney. A qualified masonry contractor should repair as needed.

Cracked, deteriorated mortar wash

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. Garage

The home inspector shall observe: walls, ceiling, and floors; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. The inspector shall describe: a garage vehicle door as manually operated or installed with a garage door opener; The inspector shall report as in need of correction: photoelectric safety sensors that did not operate properly. The inspector is not required to: verify or certify the proper operation of any pressure activated auto-reverse or related safety feature of a garage door, inspect remote controls.

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One Automatic	Metal	Raynor

		IN	NI	NP
3.0	Garage	•		
3.1	Garage Ceiling	•		
3.2	Garage Walls	•		
3.3	Garage Floor	•		
3.4	Garage Door	•		
3.5	Automatic Garage Door Openers	•		
		IN	NI	NP

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Comments:

3.3 The concrete garage floor is cracked. While these cracks do not appear significant enough to cause slab movement, the floor should be monitored for additional cracking or deflection. If additional cracking or displacement does occur, a qualified concrete contractor should be consulted for repair or replacement options.

Cracked garage floor

The garage 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. Foundation and Structural Systems

Styles & Materials

Foundation:
Concrete Foundation Walls
Full Basement (Finished Coverings)

Columns or Piers:
Wood Piers

Floor Structure:
Wood Joist

Wall Structure:
Masonry Exterior Walls
Wood Frame

Ceiling Structure:
Wood Joist

		IN	NI	NP
4.0	Foundations, Basements and Crawlspaces	•		
4.1	Columns or Piers	•		
4.2	Floors	•		
4.3	Walls	•		
4.4	Ceilings	•		
		IN	NI	NP

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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.

5. 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 dwellings 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, private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Styles & Materials

Electrical Service:
240 Volts
Aluminum Service Conductors
Overhead Service

Location of Main Disconnect:
Basement

Panel Service Ampacity:
2 Panels
Main Panel and Sub-Panel

Overcurrent Protection Devices:
Circuit Breakers

Service Panel Manufacturer:
Gould

Electrical Grounding Configuration:
Clamp to Water Pipe

Branch Circuit Conductors:
Copper

Circuits in use / Circuits Available:
44 in use
16 available

Wiring Methods:
Electrical Metallic Tubing EMT (Conduit)

		IN	NI	NP
5.0	Service Entrance Conductors	•		
5.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•		
5.2	Branch Circuit Conductors/Overcurrent Devices	•		
5.3	Outlets, Wall Switches and Fixtures	•		
5.4	Operation and Location of Ground Fault Circuit Interrupters	•		
5.5	Smoke and Carbon Monoxide Detectors	•		
		IN	**NI**	**NP**

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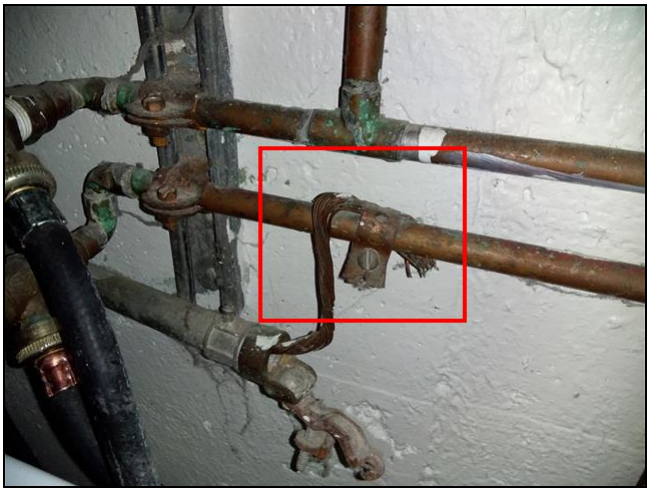
Comments:

5.1 (1) The grounding electrode conductor at the water pipe connection is not properly secured to the pipe. The stranded copper grounding conductor has been squeezed between a metal strap and the pipe. This is not allowed and is unsafe as it makes the clamp prone to loosening and can reduce the safety and effectiveness of the bonding and grounding system. The existing clamp should be replaced with one that can properly secure the grounding electrode conductor into a screw terminal. Further evaluation and repair by a licensed electrical contractor is recommended.



Improperly installed ground bonding connection

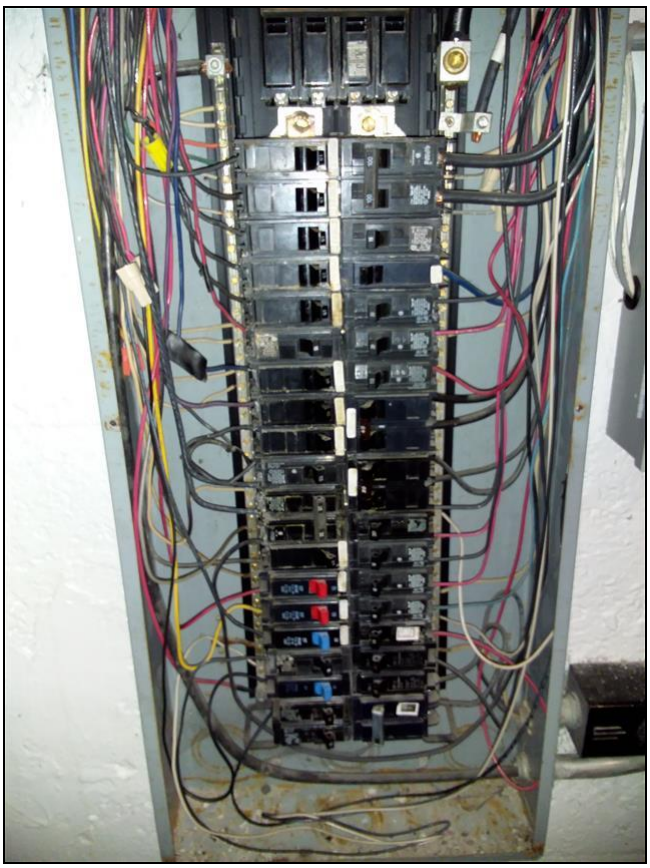
5.1 (2) The missing electrical panel cover screws should be provided and installed. A qualified electrical contractor should install as needed.

Replace missing panel cover screws

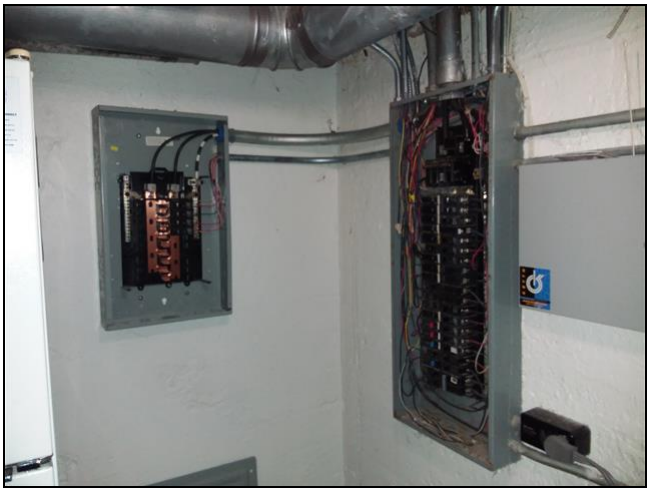
5.1 (3) A complete and accurate electrical circuit directory should be provided to the buyer before closing in order to allow for safe and efficient electrical circuit interruption when required for maintenance, repairs, or in emergencies. Each circuit should be clearly and specifically identified as to its purpose. No two circuits should be labeled the same. No circuit should be identified in a way that may be subject to change with occupancy. For example, no breaker should be labeled “Ben’s bedroom.”

Incomplete circuit directory at panel

5.1 (4) Multiple circuit breakers in the main panel are of a different brand than panel manufacturer. Most manufacturers require that only their breakers be used in order for the panel to meet minimum safety requirements. Even though these circuit breakers are all "UL approved," they are typically not approved to be used in panels of different manufacturers unless so indicated on the panel label. A qualified electrical contractor should evaluate and repair the panel as needed for safe electrical power distribution.


Circuit breakers from 7 different manufacturers are present

5.1 (5) The main electrical panel box/disconnect is located at the basement.



Main electrical panel and sub-panel with covers removed

5.2 (1) One junction box needs to be covered in the basement. Repairs are needed to prevent contact with energized wiring A qualified licensed electrician should correct as needed.

Open junction box

5.2 (2) The electrical wiring in the attic and crawlspace is not secured to wood members properly and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This poor quality work may indicate the installation was performed by unlicensed and/or unqualified personnel. The wiring should be reviewed by a qualified electrical contractor for safety.

Amateur attic wiring

Amateur attic wiring

Amateur attic wiring

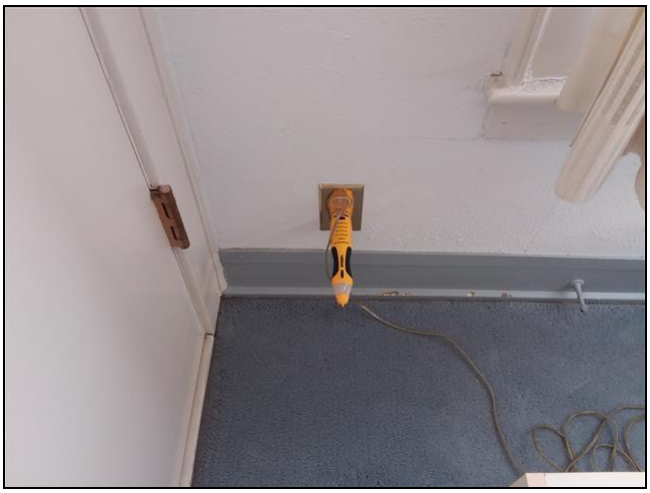
5.2 (3) The use of flexible metallic sheathed cable (aka BX cable) indicates that the installation may have been performed by unlicensed and/or unqualified personnel. The BX installation should be reviewed by a qualified electrician for safety. Removal and replacement with wire in rigid conduit is recommended to conform with local building practices.

BX wiring in attic

5.3 (1) Electrical outlets should not be located directly over baseboard radiant heater elements. A qualified electrical contractor should relocate the outlets to prevent melting or damaged power cords that can result in fire or electric shock.

Outlet installed over radiator

5.3 (2) One outlet is not grounded in the South bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.



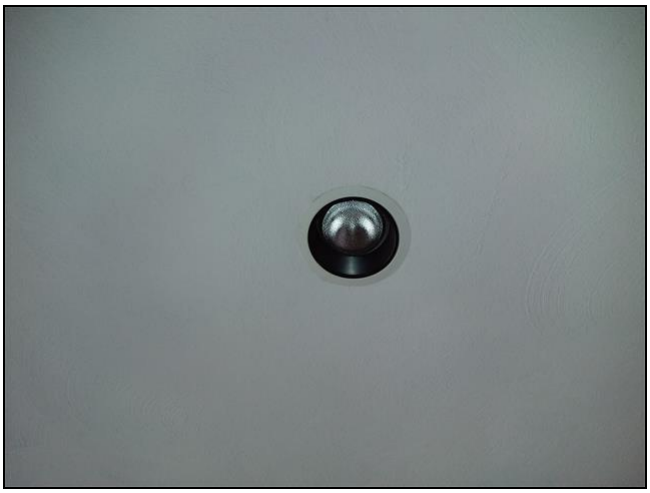
Ungrounded outlet

5.3 (3) Some of the outlets in the home are 2 pronged outlets that lack a connection for the ground conductor found on most modern electrically powered equipment. The 2 pronged receptacles in the home should be replaced with 3 pronged receptacles for increased safety and convenience. A qualified electrical contractor should replace where needed.

Replace 2 pronged outlets

5.3 (4) One outlet is not grounded in the rear bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

5.3 (5) Any extinguished or missing bulbs should be replaced and operable to indicate proper fixture function prior to closing. Non-working or defective light fixtures should be replaced by a qualified electrical contractor.



Living room ceiling light out

Family room ceiling light out

5.3 (6) One outlet is not grounded in the living room. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

Ungrounded outlet

5.3 (7) The exposed power cord wiring at the entry closet light is exposed and improperly connected to the electrical junction box. Repair is needed to prevent risk of electric shock or fire. A qualified electrical contractor should repair as needed.

Improperly installed electrical wiring

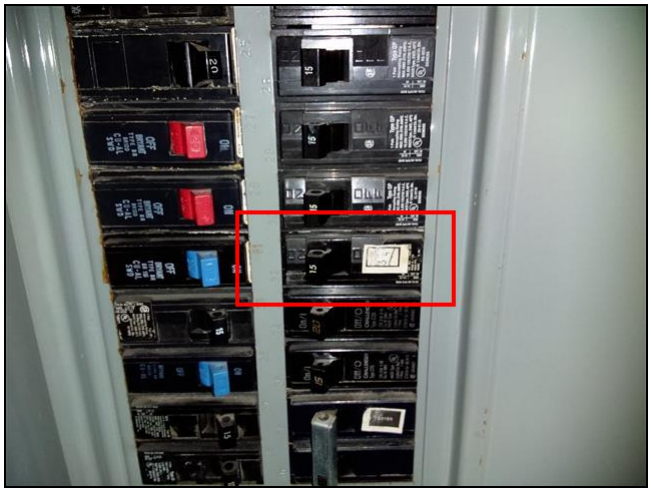
5.3 (8) The outlets are not working at the kitchen island. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

No power at outlets

5.4 (1) It is recommended that all electrical receptacles at kitchen counters, in bathrooms, garages and all exterior locations that are not already GFCI protected be upgraded to GFCI protected outlets by a licensed and competent electrician in order to reduce the risk of electrical shock and injury.

Non-GFCI exterior outlet

5.4 (2) There is no GFCI circuit protection for the hydro-massage tub. This is a serious safety defect that can cause severe injury or death in the event of an electrical defect at the tub motor or wiring. A qualified electrical contractor should correct as needed for safety.



Non-GFCI breaker for tub motor

No GFCI protection at tub motor

5.4 (3) One GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

No power at outlet

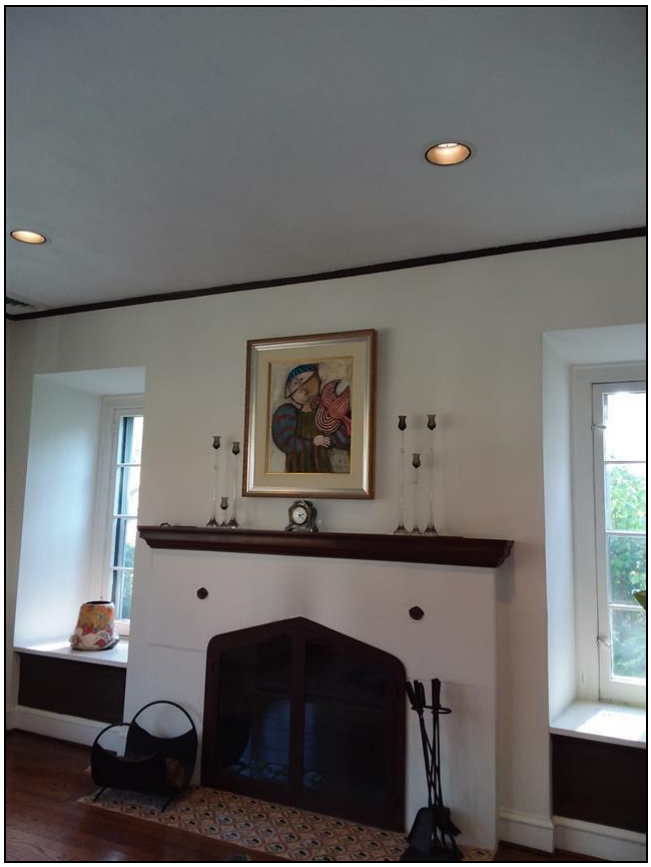
5.5 (1) Some of the safety detectors in the home appeared to be at or beyond the end of their service lives, typically estimated to be 10 years for smoke detectors and 5 years for carbon monoxide detectors. It is recommended that the smoke detector and carbon monoxide detector systems be upgraded to reflect current life safety practices 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 basement smoke detector

5.5 (2) There are no smoke or carbon monoxide detectors installed in the room containing the fireplace. The installation of these life-safety devices is required to immediately warn of any firebox or exhaust flue defects or blockages. A qualified electrical contractor should install as needed for safety.

No smoke detector in family room



No smoke detector in living room

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.

6. 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

Potable Water Source:
Public

Water Service Piping Material:
Lead Pipe

Main Water Shut-off Location:
Basement

Water Supply Piping Material:
Copper
Water Pressure and Flow : Good

Plumbing Waste/Drain/Vent Piping Material:
Cast iron
Galvanized Pipe

Gas Shut-off Location:
North Exterior Wall

Water Heater Location:
Basement

Water Heater Power Source:
Natural Gas
BTU or WATT Input Rating : 40,000 BTU

Water Heater Size In Gallons:
50 Gallons

Water Heater Manufacturer and Age:
A.O. Smith
Water Heater Statistical Service Life is 13 years.
Serial # and approximate age :
1846112587648 / 3 yrs old

		IN	NI	NP
6.0	Main Water Shut-off Device	•		
6.1	Plumbing Water Supply, Distribution Systems and Fixtures	•		
6.2	Plumbing Drain, Waste and Vent Systems	•		
6.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•		
6.4	Fuel Distribution/Storage Systems	•		
		IN	**NI**	**NP**

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Comments:

6.0 The main water supply shut off is the yellow lever located in the basement.

Main water shut-off

6.1 The main water service to this home consists of lead pipe. The EPA has determined that no amount of exposure to lead is safe, periodic testing of the water to this home is recommended. The Client should consult additional information available at the EPA website regarding lead in drinking water.

Lead in Drinking Water

Lead water service piping

6.4 The steel pipes penetrating the basement foundation wall may indicate the presence of an underground oil tank. These can cause an environmental hazard if they have not been emptied and certified as safe by an EPA-certified tank disposal company. Small amounts of leaking oil can contaminate large areas if not corrected. A qualified tank remediation contractor should evaluate further to determine if a tank exists and to ensure no hazards are present in the soils around the home.

Pipes penetrating foundation wall

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.

7. Heating, Ventilating and 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 : 60,000

Heat Type:
Circulating Boiler
Forced Air Ducted System
Air Filter Size and Location : 16 x 25 x 4 / side of furnace

Heating Equipment Manufacturer and Age:
Carrier
Average Service Life of a Gas-Fired Forced-Air Furnace is 18-24 years
Serial # & approximate age of unit : 3714A46650 / 7 yrs old

Heating Equipment Manufacturer and Age:
Weil McClain
Average Service Life of Cast Iron Boiler is Approx. 35 years.
Serial # & approximate age of unit : CP2436934 / 28 yrs old

Cooling Equipment Style:
Electrically Powered
Split System (Outside Condenser w/ Inside Evaporator)
Approximate Cooling Capacity : 8 tons

Cooling Equipment Manufacturer and Age:
Rheem
Average Service Life of A/C Unit is 12-15 Years
Serial # & Approx. Age of Condensing Unit : W331800877 / 3 yrs old

Cooling Equipment Manufacturer and Age:
Trane
Average Service Life of A/C Unit is 12-15 Years
Serial # & Approx. Age of Condensing Unit : 101858D5AA / 11 yrs old

Cooling Equipment Manufacturer and Age:
Johnson Controls
Average Service Life of A/C Unit is 12-15 Years
Serial # & Approx. Age of Condensing Unit : W1C4556606 / 7 yrs old

Thermostat Location:
Dining Room
Family Room
Master Bedroom
Upper Level Hallway

Fireplace Style:
Masonry
Vented

Fireplace Fuel Type:
Wood
Wood With Gas Start

Smoke/CO in fireplace room:
No

		IN	NI	NP
7.0	HVAC Operating Controls	•		
7.1	Heating Equipment	•		
7.2	Distribution Systems	•		
7.3	Humidifiers	•		
7.4	Presence of Installed Heat Source in Each Room	•		
7.5	Heating System Chimneys, Flues and Vents	•		
7.6	Cooling and Air Handler Equipment	•		
7.7	Presence of Installed Cooling Source in Each Room	•		
7.8	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•		
7.9	Fireplace Chimneys, Flues and Vents	•		
		IN	NI	NP

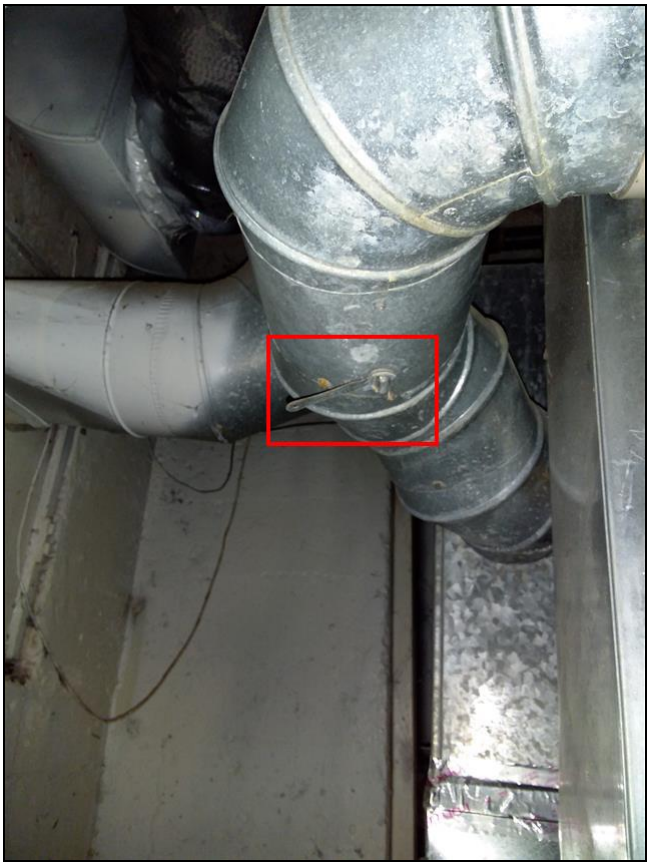
IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

7.3 (1) The furnace-mounted humidifier should be cleaned and serviced each year at the start of heating season in order to optimize its operating efficiency and to also reduce any negative effects on indoor air quality. Replacement filters are available at most hardware stores and home centers.

Humidifier filter

7.3 (2) The humidifier uses a duct damper for supply air in the winter and to shut off air-flow in the summer. A duct damper is essential on bypass style humidifier such as this in order to maximize energy efficiency and indoor air comfort. The damper should be adjusted at the change of seasons.



Duct damper control

7.5 The vent pipes for the boiler, gas furnace and water heater need mastic sealed around the pipes where they enter the chimney. The vent piping connection to the chimney should be evaluated by a qualified contractor in order to insure safe and effective venting of dangerous flue gases.

Large gaps at chimney connection

7.6 Due to the low outdoor air temperature, the cooling system could not be tested without risk of damage to the equipment. Temperatures below 60 degrees can prevent the refrigerant from vaporizing completely which can damage the compressor. 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 condensers

7.8 The National Fire Protection Agency recommends that wood-burning fireplaces be thoroughly evaluated when a home changes ownership. Evaluation of the fireplace in the home by a qualified specialty contractor, preferably one who is a member of the Chimney Safety Institute of America, is recommended.

Living room fireplace

Family room fireplace

Dirty family room fireplace flue

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.

8. Attic

The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas, ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. The inspector shall describe: the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction: the general absence of insulation or ventilation in unfinished spaces. The inspector is not required to: enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. move, touch or disturb insulation. move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers. identify the composition or R-value of insulation material. activate thermostatically operated fans. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. determine the adequacy of ventilation.

Styles & Materials

Attic Access:
Pull-Down Stairs in Hallway

Attic Inspection Method:
Entered Space

Attic Insulation:
Cellulose Insulation
Fiberglass Batts

Attic Insulation Depth:
5 - 10 inches

		IN	NI	NP
8.0	Attic	•		
8.1	Ventilation Fans and Thermostatic Controls	•		
8.2	Attic Ventilation	•		
8.3	Insulation in Attic	•		
8.4	Visible Electric Wiring in Attic	•		
		IN	NI	NP

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

The attic 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.

9. Kitchen 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

Cabinet Material:	**Countertop:**	**Refrigerator:**
Particle Board	Solid Surface	Viking
Range/Oven:	**Dishwasher:**	**Disposal:**
American Range	Miele	Emerson
Kitchen Exhaust Venting:	**Clothes Dryer Vent Material:**	**Dryer Heat Source:**
Vented to Exterior	Mylar	Electric

		IN	NI	NP
9.0	Counters/Cabinets	•		
9.1	Plumbing Water Supply, Faucets and Fixtures	•		
9.2	Plumbing Drain, Waste and Vent Systems	•		
9.3	Refrigerator	•		
9.4	Ranges/Ovens/Cooktops	•		
9.5	Dishwasher	•		
9.6	Food Waste Disposer	•		
9.7	Laundry Equipment/Dryer Vent and Piping	•		
		IN	**NI**	**NP**

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

Comments:

9.7 (1) The washer door seals have a moderate amount of fungal growth on the rubber door seal components. Front load washer doors should be kept open when not in use to allow air flow at door seals and to prevent ideal conditions for this type of fungal growth. The door seals should be cleaned with an EPA approved mold control product with residual mold inhibiting properties (Concrobium Brand) which can be found at major home improvement stores. Some badly stained door seals cannot be cleaned and will need replacement. A qualified appliance technician should replace the door seals if required.

Additional information on cleaning and prevention of mold growth can be found here: Concrobium

Mold growth at washer door seal

9.7 (2) It is recommended that the existing rubber water supply hoses at the clothes washer be replaced with braided stainless steel hoses for increased insurance against leaks and water damage.

Rubber washer hoses

Recommended replacements

The built-in appliances, cabinets and counters 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.

10. Bathrooms

The home inspector shall observe: interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; and the drain, waste and vent systems. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. The inspector is not required to: operate any valve. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection, evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping, determine the effectiveness of anti-siphon, backflow prevention or drain stop devices.

Styles & Materials

Exhaust Fans:

Window Ventilation Only

		IN	NI	NP
10.0	Counters and Cabinets	•		
10.1	Walls, Ceilings and Floors	•		
10.2	Plumbing Water Supply, Faucets and Fixtures	•		
10.3	Plumbing Drain, Waste and Vent Systems	•		
10.4	Exhaust Fans	•		
		IN	**NI**	**NP**

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

Comments:

10.1 Several tiles are cracked or damaged at the master bath. While this damage is cosmetic, the repair cost should be considered due to the probability the tiles cannot be matched and the entire floor will need to be replaced. Repair by a qualified flooring contractor is recommended.

Cracked floor tiles

Cracked floor tiles

Cracked floor tiles

10.2 (1) The hot water control is loose and difficult to operate at the right master bath vanity sink. A qualified plumbing contractor should evaluate further and repair as needed.

Loose control sticks

10.2 (2) Foreign material was noted during the operation of the hydromassage bathtub. This is common when the tubs are rarely used. It is recommended that the tub be filled with lukewarm water to a level at least 2 inches above the water jets; a cup of low-sudsing dishwasher detergent and several pints of hydrogen peroxide be added to the water; the hydromassage function of the tub should then be operated; the tub should be drained, refilled, operated again to rinse the interior piping, and drained. This procedure should be followed regularly to clean the interior piping of the hydromassage bathtub.

Debris in tub jets

10.3 (1) The tub drain is damaged or missing and no longer operates at the master bath. Repair is needed to hold water in the tub. A qualified licensed plumber should repair or correct as needed.

Missing tub drain stopper

10.3 (2) The master bath bidet is loose at the floor which can result in deformation of the wax ring seal and leaking at the toilet base. Repair is needed to prevent odors or water damage to adjacent finishes. A qualified plumbing contractor should evaluate further and repair as needed.

Bidet loose on floor

10.4 The installation of a ducted bathroom exhaust fan is recommended in each bathroom in order to provide for the safe and effective removal of moisture and odors. While local building practices may allow the use of a bathroom window for ventilation, this method is ineffective, uncomfortable in the winter, and wastes energy. High quality, quiet, exhaust fans (preferably controlled with a timer switch) should be installed by a qualified contractor.

Add exhaust fan at each bath as needed

The bathroom(s) of the home was/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. 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.

11. 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. Thermal Imaging Equipment Use: Thermal images of moisture content and defects (if any) have been confirmed with a quality moisture meter, further evaluation and repairs should be made by a qualified professional. Moisture can be conducive to fungi/mold, decal and wood-destroying insects that cannot always be seen. Additionally, further damage and repair items may be uncovered during the evaluation and repair precess. Infrared thermal imaging is a superior diagnostic method than a visual inspection but does not guarantee 100% accuracy,removal of or destruction of materials are required to fully validate any findings. Conditions can change over time causing the temperatures revealed in the thermal images to change accordingly.

Styles & Materials

Insulation/Vapor Retarder Material:
Fiberglass Batts in Attic
Cellulose Insulation in Attic
Insulation in Walls not Visible/Accessible
Vapor Barrier not Visible/Accessible

Ceiling Materials:
Ceiling Tile
Drywall
Plaster

Wall Material:
Drywall
Plaster

Floor Covering(s):
Carpet
Tile
Wood

Interior Doors:
Solid
Wood

Window Styles & Materials:
Aged
Casement
Deteriorated
Fixed Sash
Hinged
Single Glazed (not thermal sash)
Wood Frame

Window Manufacturer:
Unknown

Stairs/Steps/Railings:
Interior Wood Stairs

		IN	NI	NP
11.0	Ceilings	•		
11.1	Walls	•		
11.2	Floors	•		
11.3	Doors	•		
11.4	Windows	•		
11.5	Steps, Stairways, Balconies and Railings	•		
11.6	Interiors - Other	•		
		IN	NI	NP

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

Comments:

11.0 (1) The ceiling tile on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the basement. The moisture meter was used and it did not indicate an active leak. A qualified contractor or handyman should repair or replace as needed.

Water stains at ceiling tile

11.0 (2) The drywall on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the North and South bedrooms. Thermal imaging equipment was used and did not indicate an active leak. A qualified painting contractor should repair as needed.

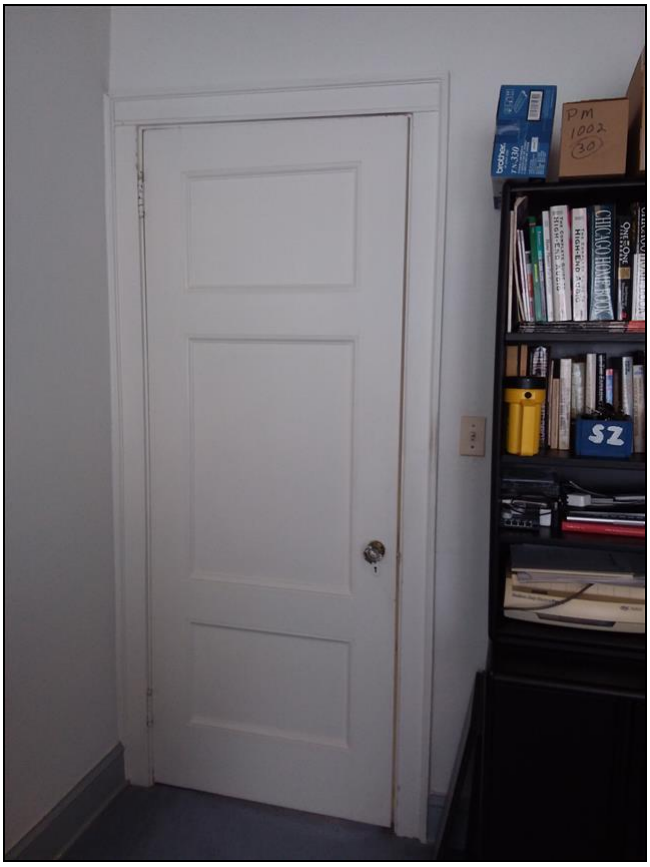

Water stain at ceiling


Moisture damage at ceiling

11.0 (3) The textured finish on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the living room. Thermal imaging equipment was used and did not indicate an active leak. A qualified painting contractor should repair as needed.

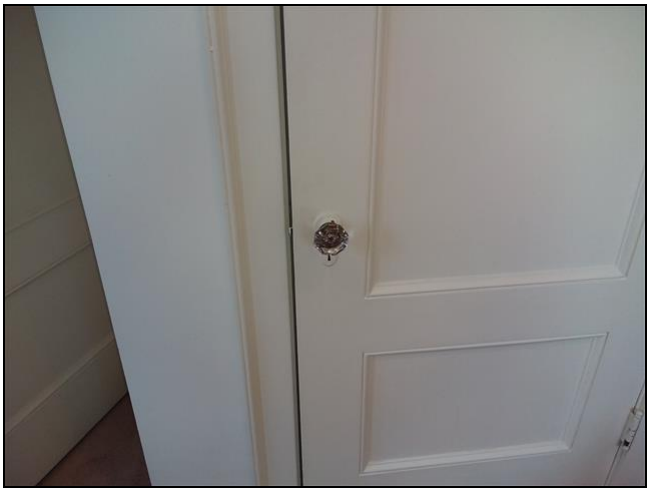
Water damage at ceiling

11.3 (1) The privacy door needs a strike adjustment to latch properly at the office. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.



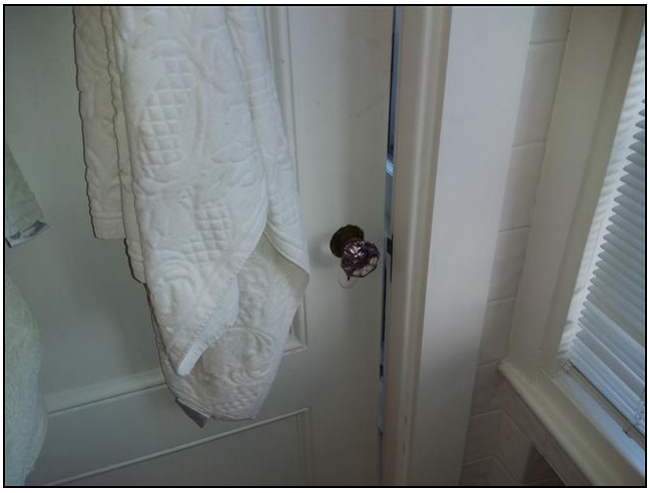
Door will not fully close

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



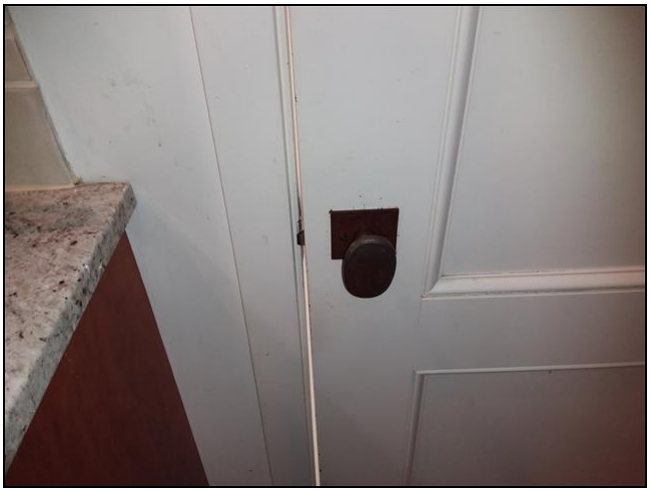
Door will not latch

11.3 (3) The privacy door needs a strike adjustment to latch properly at the hall bath. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.



Door will not latch

11.3 (4) The entry door needs a strike adjustment to latch properly at the kitchen. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.



Door will not latch

11.4 (1) The window above the tub is required to be tempered glass in case of a slip and fall in the tub and must display an etched label in one of the corners confirming it is tempered. That label was not apparent on this window. Some custom made windows might not have this etching or label attached, and in such case you should contact the manufacturer. Replacement of the window glass if not tempered is recommended for safety.

Window over master bath tub

11.4 (2) Some of the latching dogs at the windows are not engaging properly. Repair is needed to prevent cold air infiltration. A qualified window contractor should evaluate further and repair as needed.

Latch will not engage

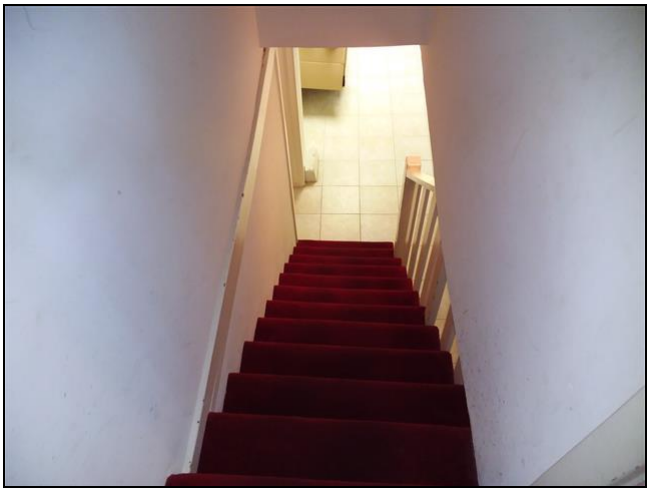
11.4 (3) One window is water damaged and rotted at the family room. Repair is needed to prevent water entry and damage to the interior wall framing. A qualified electrical contractor should evaluate further and repair or replace as needed.

Rotted wood window

11.4 (4) All windows will not open properly and may involve repair to the linkage at the crank handle at the den. This is a deferred maintenance issue. A qualified window contractor should repair or replace as needed.

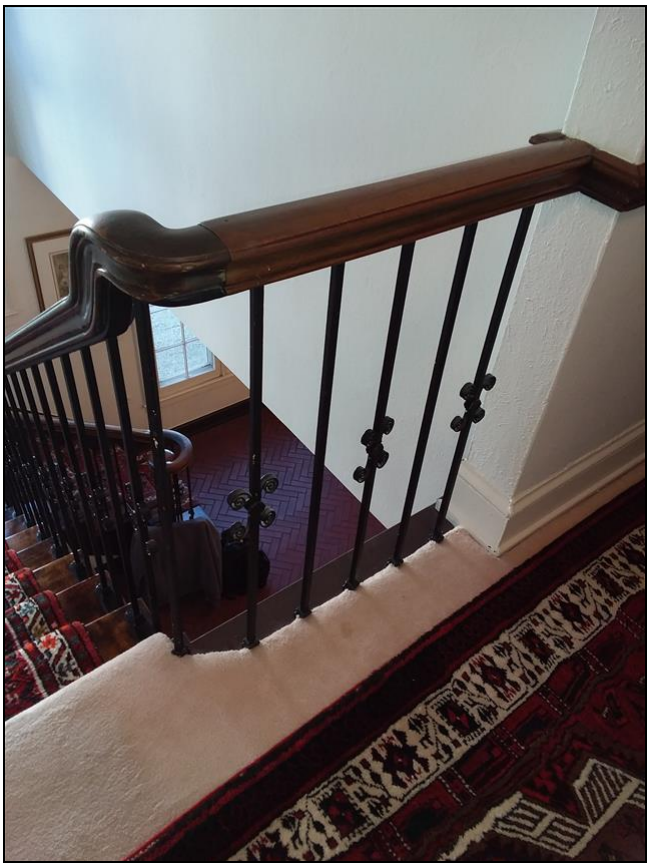
Windows will not open with control

11.5 (1) Secure and graspable handrails are required at all interior stairs in order to provide for safe stair travel. A qualified contractor should install as needed.



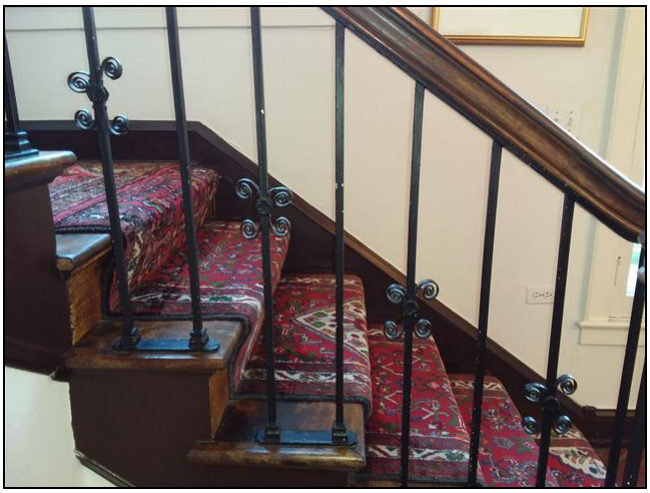
Add full railing at basement stairs

11.5 (2) One baluster is loose at the upstairs railing. Repair is needed for proper function. A qualified contractor or handyman should repair as needed.



Loose baluster

11.5 (3) Current safety standards dictate that a 4" sphere should not be able to be passed between any spaces in stair rails. This standard is intended to reduce the risk for child entrapment and falls. It is recommended that the existing railings be replaced or amended to comply with these standards.



Wide spacing at stair railing

11.6 Due to the age of the home (constructed prior to 1978) and the existence of multiple layers of paint the possibility exists that lead based paint is present in one or more areas of the home. Further evaluation by a qualified lead paint or environmental specialist is recommended prior to any renovation work that may disturb original paint

layers. Homeowners should assume that any painted surface in an older home contains lead based paint and should be handled with all appropriate precautions. Additional information can be found in the Attachments section of this report. More information is also available from the US EPA or the US Department of Housing and Urban Development.

Use only lead-safe certified contractors

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.

Report Summary: Repair / Replace / Defect

Client
Billy Tester

Address
1233 Main St
Anytown IL 60000

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: Health and Safety** includes defects or conditions that can affect the health and/or safety of the occupants. **4: 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

(1) The stucco siding is in overall good condition, cracking and deterioration were noted at the East masonry chimney that can allow water penetration and damage to the chimney. A qualified stucco contractor should evaluate further and repair as needed.

1.3 Windows

Inspected

The wood windows are water damaged and rotted at the South and East sides of the home. Repair is needed to prevent water entry and damage to the interior. A qualified contractor should evaluate further and repair as needed.

1.5 Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls

Inspected

(1) The asphalt paving at the driveway is cracked and in overall poor condition. Seal coating and crack-filling and/or patching should be performed to prevent water penetration and freeze/thaw damage. A qualified paving or asphalt maintenance contractor should repair as needed.

(2) The wood timber wall at the front of the home is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. Old leaning walls can slowly deteriorate remaining upright for years and sometimes erosion or settlement can cause the wall to fail faster. A qualified landscape contractor should evaluate further and repair or correct as needed.

(3) The plants at the exterior of the home of the house have become overgrown and are in full contact with the stucco exterior finishes. These plants should be trimmed back to a minimum 12 inch clearance to provide airflow and reduce moisture being trapped between the plants and building surfaces leading to premature failure of these components.

1.7 Exterior Outlets

Inspected

The GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior wont trip when tested. This is a safety defect that can cause electric shock. A qualified electrical contractor should replace the defective outlet.

2. Roofing and Chimneys

2.2 Skylights, Chimneys and Roof Penetrations

Inspected

The sloped mortar wash at the SW chimney is cracked and deteriorated. Repair is needed to prevent water entry and damage to the interior masonry chimney. A qualified masonry contractor should repair as needed.

5. Electrical System

5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

(1) The grounding electrode conductor at the water pipe connection is not properly secured to the pipe. The stranded copper grounding conductor has been squeezed between a metal strap and the pipe. This is not allowed and is unsafe as it makes the clamp prone to loosening and can reduce the safety and effectiveness of the bonding and grounding system. The existing clamp should be replaced with one that can properly secure the grounding electrode conductor into a screw terminal. Further evaluation and repair by a licensed electrical contractor is recommended.

(2) The missing electrical panel cover screws should be provided and installed. A qualified electrical contractor should install as needed.

(3) A complete and accurate electrical circuit directory should be provided to the buyer before closing in order to allow for safe and efficient electrical circuit interruption when required for maintenance, repairs, or in emergencies. Each circuit should be clearly and specifically identified as to its purpose. No two circuits should be labeled the same. No circuit should be identified in a way that may be subject to change with occupancy. For example, no breaker should be labeled “Ben’s bedroom.”

(4) Multiple circuit breakers in the main panel are of a different brand than panel manufacturer. Most manufacturers require that only their breakers be used in order for the panel to meet minimum safety requirements. Even though these circuit breakers are all "UL approved," they are typically not approved to be used in panels of different manufacturers unless so indicated on the panel label. A qualified electrical contractor should evaluate and repair the panel as needed for safe electrical power distribution.

5.2 Branch Circuit Conductors/Overcurrent Devices

Inspected

(1) One junction box needs to be covered in the basement. Repairs are needed to prevent contact with energized wiring A qualified licensed electrician should correct as needed.

(2) The electrical wiring in the attic and crawlspace is not secured to wood members properly and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This poor quality work may indicate the installation was performed by unlicensed and/or unqualified personnel. The wiring should be reviewed by a qualified electrical contractor for safety.

(3) The use of flexible metallic sheathed cable (aka BX cable) indicates that the installation may have been performed by unlicensed and/or unqualified personnel. The BX installation should be reviewed by a qualified electrician for safety. Removal and replacement with wire in rigid conduit is recommended to conform with local building practices.

5.3 Outlets, Wall Switches and Fixtures

Inspected

(1) Electrical outlets should not be located directly over baseboard radiant heater elements. A qualified electrical contractor should relocate the outlets to prevent melting or damaged power cords that can result in fire or electric shock.

(2) One outlet is not grounded in the South bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(4) One outlet is not grounded in the rear bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(5) Any extinguished or missing bulbs should be replaced and operable to indicate proper fixture function prior to closing. Non-working or defective light fixtures should be replaced by a qualified electrical contractor.

(6) One outlet is not grounded in the living room. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(7) The exposed power cord wiring at the entry closet light is exposed and improperly connected to the electrical junction box. Repair is needed to prevent risk of electric shock or fire. A qualified electrical contractor should repair as needed.

(8) The outlets are not working at the kitchen island. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

5.4 Operation and Location of Ground Fault Circuit Interrupters

Inspected

(2) There is no GFCI circuit protection for the hydro-massage tub. This is a serious safety defect that can cause severe injury or death in the event of an electrical defect at the tub motor or wiring. A qualified electrical contractor should correct as needed for safety.

(3) One GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

5.5 Smoke and Carbon Monoxide Detectors

Inspected

(2) There are no smoke or carbon monoxide detectors installed in the room containing the fireplace. The installation of these life-safety devices is required to immediately warn of any firebox or exhaust flue defects or blockages. A qualified electrical contractor should install as needed for safety.

6. Plumbing System

6.4 Fuel Distribution/Storage Systems

Inspected

The steel pipes penetrating the basement foundation wall may indicate the presence of an underground oil tank. These can cause an environmental hazard if they have not been emptied and certified as safe by an EPA-certified tank disposal company. Small amounts of leaking oil can contaminate large areas if not corrected. A qualified tank remediation contractor should evaluate further to determine if a tank exists and to ensure no hazards are present in the soils around the home.

7. Heating, Ventilating and Air Conditioning Systems

7.5 Heating System Chimneys, Flues and Vents

Inspected

The vent pipes for the boiler, gas furnace and water heater need mastic sealed around the pipes where they enter the chimney. The vent piping connection to the chimney should be evaluated by a qualified contractor in order to insure safe and effective venting of dangerous flue gases.

9. Kitchen and Appliances

9.7 Laundry Equipment/Dryer Vent and Piping

Inspected

(1) The washer door seals have a moderate amount of fungal growth on the rubber door seal components. Front load washer doors should be kept open when not in use to allow air flow at door seals and to prevent ideal conditions for this type of fungal growth. The door seals should be cleaned with an EPA approved mold control product with residual mold inhibiting properties (Concrobium Brand) which can be found at major home improvement stores. Some badly stained door seals cannot be cleaned and will need replacement. A qualified appliance technician should replace the door seals if required.

Additional information on cleaning and prevention of mold growth can be found here: Concrobium

10. Bathrooms

10.1 Walls, Ceilings and Floors

Inspected

- Several tiles are cracked or damaged at the master bath. While this damage is cosmetic, the repair cost should be considered due to the probability the tiles cannot be matched and the entire floor will need to be replaced. Repair by a qualified flooring contractor is recommended.

10.2 Plumbing Water Supply, Faucets and Fixtures

Inspected

- (1) The hot water control is loose and difficult to operate at the right master bath vanity sink. A qualified plumbing contractor should evaluate further and repair as needed.
- (2) Foreign material was noted during the operation of the hydromassage bathtub. This is common when the tubs are rarely used. It is recommended that the tub be filled with lukewarm water to a level at least 2 inches above the water jets; a cup of low-sudsing dishwasher detergent and several pints of hydrogen peroxide be added to the water; the hydromassage function of the tub should then be operated; the tub should be drained, refilled, operated again to rinse the interior piping, and drained. This procedure should be followed regularly to clean the interior piping of the hydromassage bathtub.

10.3 Plumbing Drain, Waste and Vent Systems

Inspected

- (1) The tub drain is damaged or missing and no longer operates at the master bath. Repair is needed to hold water in the tub. A qualified licensed plumber should repair or correct as needed.
- (2) The master bath bidet is loose at the floor which can result in deformation of the wax ring seal and leaking at the toilet base. Repair is needed to prevent odors or water damage to adjacent finishes. A qualified plumbing contractor should evaluate further and repair as needed.

11. Interiors

11.0 Ceilings

Inspected

- (1) The ceiling tile on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the basement. The moisture meter was used and it did not indicate an active leak. A qualified contractor or handyman should repair or replace as needed.
- (2) The drywall on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the North and South bedrooms. Thermal imaging equipment was used and did not indicate an active leak. A qualified painting contractor should repair as needed.
- (3) The textured finish on the ceiling shows moisture stains indicating water intrusion did or still may be occurring at the living room. Thermal imaging equipment was used and did not indicate an active leak. A qualified painting contractor should repair as needed.

11.3 Doors

Inspected

- (1) The privacy door needs a strike adjustment to latch properly at the office. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.
- (2) The closet door needs a strike adjustment to latch properly at the rear bedroom. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.
- (3) The privacy door needs a strike adjustment to latch properly at the hall bath. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.
- (4) The entry door needs a strike adjustment to latch properly at the kitchen. This is a deferred maintenance issue. A qualified contractor or handyman should repair or replace as needed.

11.4 Windows

Inspected

(1) The window above the tub is required to be tempered glass in case of a slip and fall in the tub and must display an etched label in one of the corners confirming it is tempered. That label was not apparent on this window. Some custom made windows might not have this etching or label attached, and in such case you should contact the manufacturer. Replacement of the window glass if not tempered is recommended for safety.

(2) Some of the latching dogs at the windows are not engaging properly. Repair is needed to prevent cold air infiltration. A qualified window contractor should evaluate further and repair as needed.

(3) One window is water damaged and rotted at the family room. Repair is needed to prevent water entry and damage to the interior wall framing. A qualified electrical contractor should evaluate further and repair or replace as needed.

(4) All windows will not open properly and may involve repair to the linkage at the crank handle at the den. This is a deferred maintenance issue. A qualified window contractor should repair or replace as needed.

11.5 Steps, Stairways, Balconies and Railings

Inspected

(1) Secure and graspable handrails are required at all interior stairs in order to provide for safe stair travel. A qualified contractor should install as needed.

(2) One baluster is loose at the upstairs railing. Repair is needed for proper function. A qualified contractor or handyman should repair 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 building 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.

Report Summary: Maintenance Recommendations

Client
Billy Tester

Address
1233 Main St
Anytown IL 60000

Inspection by DLM Home Inspection, LLC

1. Exterior

1.0 Wall Cladding, Flashing and Trim

Inspected

(2) The exterior trim paint is aged and in need of servicing, preparation and repainting. The Client should budget for near future preparation and repainting of exterior surfaces.

3. Garage

3.3 Garage Floor

Inspected

The concrete garage floor is cracked. While these cracks do not appear significant enough to cause slab movement, the floor should be monitored for additional cracking or deflection. If additional cracking or displacement does occur, a qualified concrete contractor should be consulted for repair or replacement options.

5. Electrical System

5.3 Outlets, Wall Switches and Fixtures

Inspected

(3) Some of the outlets in the home are 2 pronged outlets that lack a connection for the ground conductor found on most modern electrically powered equipment. The 2 pronged receptacles in the home should be replaced with 3 pronged receptacles for increased safety and convenience. A qualified electrical contractor should replace where needed.

5.4 Operation and Location of Ground Fault Circuit Interrupters

Inspected

(1) It is recommended that all electrical receptacles at kitchen counters, in bathrooms, garages and all exterior locations that are not already GFCI protected be upgraded to GFCI protected outlets by a licensed and competent electrician in order to reduce the risk of electrical shock and injury.

5.5 Smoke and Carbon Monoxide Detectors

Inspected

(1) Some of the safety detectors in the home appeared to be at or beyond the end of their service lives, typically estimated 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 practices 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.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution Systems and Fixtures

Inspected

The main water service to this home consists of lead pipe. The EPA has determined that no amount of exposure to lead is safe, periodic testing of the water to this home is recommended. The Client should consult additional information available at the EPA website regarding lead in drinking water.

Lead in Drinking Water

7. Heating, Ventilating and Air Conditioning Systems

7.3 Humidifiers

Inspected

(1) The furnace-mounted humidifier should be cleaned and serviced each year at the start of heating season in order to optimize its operating efficiency and to also reduce any negative effects on indoor air quality. Replacement filters are available at most hardware stores and home centers.

(2) The humidifier uses a duct damper for supply air in the winter and to shut off air-flow in the summer. A duct damper is essential on bypass style humidifier such as this in order to maximize energy efficiency and indoor air comfort. The damper should be adjusted at the change of seasons.

7.6 Cooling and Air Handler Equipment

Inspected

Due to the low outdoor air temperature, the cooling system could not be tested without risk of damage to the equipment. Temperatures below 60 degrees can prevent the refrigerant from vaporizing completely which can damage the compressor. 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.

7.8 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

The National Fire Protection Agency recommends that wood-burning fireplaces be thoroughly evaluated when a home changes ownership. Evaluation of the fireplace in the home by a qualified specialty contractor, preferably one who is a member of the Chimney Safety Institute of America, is recommended.

9. Kitchen and Appliances

9.7 Laundry Equipment/Dryer Vent and Piping

Inspected

(2) It is recommended that the existing rubber water supply hoses at the clothes washer be replaced with braided stainless steel hoses for increased insurance against leaks and water damage.

10. Bathrooms

10.4 Exhaust Fans

Inspected

The installation of a ducted bathroom exhaust fan is recommended in each bathroom in order to provide for the safe and effective removal of moisture and odors. While local building practices may allow the use of a bathroom window for ventilation, this method is ineffective, uncomfortable in the winter, and wastes energy. High quality, quiet, exhaust fans (preferably controlled with a timer switch) should be installed by a qualified contractor.

11. Interiors

11.5 Steps, Stairways, Balconies and Railings

Inspected

(3) Current safety standards dictate that a 4" sphere should not be able to be passed between any spaces in stair rails. This standard is intended to reduce the risk for child entrapment and falls. It is recommended that the existing railings be replaced or amended to comply with these standards.

11.6 Interiors - Other

Inspected

Due to the age of the home (constructed prior to 1978) and the existence of multiple layers of paint the possibility exists that lead based paint is present in one or more areas of the home. Further evaluation by a qualified lead paint or environmental specialist is recommended prior to any renovation work that may disturb original paint layers. Homeowners should assume that any painted surface in an older home contains lead based paint and should be handled with all appropriate precautions. Additional information can be found in the Attachments section of this report. More information is also available from the US EPA or the US Department of Housing and Urban Development.

Report Summary: For Your Information

Client
Billy Tester

Address
1233 Main St
Anytown IL 60000

Inspection by DLM Home Inspection, LLC

5. Electrical System

5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

(5) The main electrical panel box/disconnect is located at the basement.

6. Plumbing System

6.0 Main Water Shut-off Device

Inspected

The main water supply shut off is the yellow lever located in the basement.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Mike Cummins

Report Summary: Health and Safety Issues

Client
Billy Tester

Address
1233 Main St
Anytown IL 60000

Inspection by DLM Home Inspection, LLC

1. Exterior

1.7 Exterior Outlets

Inspected

The GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior wont trip when tested. This is a safety defect that can cause electric shock. A qualified electrical contractor should replace the defective outlet.

5. Electrical System

5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

(1) The grounding electrode conductor at the water pipe connection is not properly secured to the pipe. The stranded copper grounding conductor has been squeezed between a metal strap and the pipe. This is not allowed and is unsafe as it makes the clamp prone to loosening and can reduce the safety and effectiveness of the bonding and grounding system. The existing clamp should be replaced with one that can properly secure the grounding electrode conductor into a screw terminal. Further evaluation and repair by a licensed electrical contractor is recommended.

(2) The missing electrical panel cover screws should be provided and installed. A qualified electrical contractor should install as needed.

(4) Multiple circuit breakers in the main panel are of a different brand than panel manufacturer. Most manufacturers require that only their breakers be used in order for the panel to meet minimum safety requirements. Even though these circuit breakers are all "UL approved," they are typically not approved to be used in panels of different manufacturers unless so indicated on the panel label. A qualified electrical contractor should evaluate and repair the panel as needed for safe electrical power distribution.

5.2 Branch Circuit Conductors/Overcurrent Devices

Inspected

(1) One junction box needs to be covered in the basement. Repairs are needed to prevent contact with energized wiring A qualified licensed electrician should correct as needed.

(2) The electrical wiring in the attic and crawlspace is not secured to wood members properly and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This poor quality work may indicate the installation was performed by unlicensed and/or unqualified personnel. The wiring should be reviewed by a qualified electrical contractor for safety.

5.3 Outlets, Wall Switches and Fixtures

Inspected

(1) Electrical outlets should not be located directly over baseboard radiant heater elements. A qualified electrical contractor should relocate the outlets to prevent melting or damaged power cords that can result in fire or electric shock.

(2) One outlet is not grounded in the South bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(4) One outlet is not grounded in the rear bedroom. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(6) One outlet is not grounded in the living room. This is a safety defect that can cause electric shock. A qualified licensed electrician should repair as needed.

(7) The exposed power cord wiring at the entry closet light is exposed and improperly connected to the electrical junction box. Repair is needed to prevent risk of electric shock or fire. A qualified electrical contractor should repair as needed.

(8) The outlets are not working at the kitchen island. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

5.4 Operation and Location of Ground Fault Circuit Interrupters

Inspected

(1) It is recommended that all electrical receptacles at kitchen counters, in bathrooms, garages and all exterior locations that are not already GFCI protected be upgraded to GFCI protected outlets by a licensed and competent electrician in order to reduce the risk of electrical shock and injury.

(2) There is no GFCI circuit protection for the hydro-massage tub. This is a serious safety defect that can cause severe injury or death in the event of an electrical defect at the tub motor or wiring. A qualified electrical contractor should correct as needed for safety.

(3) One GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrician should perform repairs that involve wiring.

5.5 Smoke and Carbon Monoxide Detectors

Inspected

(1) Some of the safety detectors in the home appeared to be at or beyond the end of their service lives, typically estimated 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 practices 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.

(2) There are no smoke or carbon monoxide detectors installed in the room containing the fireplace. The installation of these life-safety devices is required to immediately warn of any firebox or exhaust flue defects or blockages. A qualified electrical contractor should install as needed for safety.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution Systems and Fixtures

Inspected

The main water service to this home consists of lead pipe. The EPA has determined that no amount of exposure to lead is safe, periodic testing of the water to this home is recommended. The Client should consult additional information available at the EPA website regarding lead in drinking water.

Lead in Drinking Water

6.4 Fuel Distribution/Storage Systems

Inspected

The steel pipes penetrating the basement foundation wall may indicate the presence of an underground oil tank. These can cause an environmental hazard if they have not been emptied and certified as safe by an EPA-certified tank disposal company. Small amounts of leaking oil can contaminate large areas if not corrected. A qualified tank remediation contractor should evaluate further to determine if a tank exists and to ensure no hazards are present in the soils around the home.

7. Heating, Ventilating and Air Conditioning Systems

7.5 Heating System Chimneys, Flues and Vents

Inspected

The vent pipes for the boiler, gas furnace and water heater need mastic sealed around the pipes where they enter the chimney. The vent piping connection to the chimney should be evaluated by a qualified contractor in order to insure safe and effective venting of dangerous flue gases.

11. Interiors

11.4 Windows

Inspected

(1) The window above the tub is required to be tempered glass in case of a slip and fall in the tub and must display an etched label in one of the corners confirming it is tempered. That label was not apparent on this window. Some custom made windows might not have this etching or label attached, and in such case you should contact the manufacturer. Replacement of the window glass if not tempered is recommended for safety.

11.5 Steps, Stairways, Balconies and Railings

Inspected

(1) Secure and graspable handrails are required at all interior stairs in order to provide for safe stair travel. A qualified contractor should install as needed.

(3) Current safety standards dictate that a 4" sphere should not be able to be passed between any spaces in stair rails. This standard is intended to reduce the risk for child entrapment and falls. It is recommended that the existing railings be replaced or amended to comply with these standards.

11.6 Interiors - Other

Inspected

Due to the age of the home (constructed prior to 1978) and the existence of multiple layers of paint the possibility exists that lead based paint is present in one or more areas of the home. Further evaluation by a qualified lead paint or environmental specialist is recommended prior to any renovation work that may disturb original paint layers. Homeowners should assume that any painted surface in an older home contains lead based paint and should be handled with all appropriate precautions. Additional information can be found in the Attachments section of this report. More information is also available from the US EPA or the US Department of Housing and Urban Development.

INVOICE

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

Inspection Date: 4/1/2022
Report ID: 3T-467

Customer Info:	**Inspection Property:**
Billy Tester **Customer's Real Estate Professional:**	1233 Main St Anytown IL 60000

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family or Townhome - 2,501 - 4,000 Sq Ft	595.00	1	595.00

Total Price $595.00

Payment Method: Credit Card
Payment Status: Paid
Note: Thank You For Your Payment!

Report Attachments

Additional documentation included for your information and/or use

Lead-Based Paint

DLM Home Inspection, LLC

Mike Cummins

East Dundee, IL 60118
(847) 910 - 3755