

American Home Inspectors Ltd.
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Countryside, IL. 60525
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Expires 11/30/04

PROPERTY/CLIENT INFORMATION

File #: **000000000** Report date: 3/18/104
Client: **JOHN Q PUBLIC**
Contact:
Address **ANY WHERE**
City, St, Zip: **YOUR TOWN IL,**
Phone:
Fax:
Inspection Location:
YOUR NEW HOME
YOUR TOWN, IL
Phone:

GENERAL INFORMATION

Main Entry Faces: **north**
Estimated Age: **NEW**
Unit type: **two-story**
Stories: **2**
Space below grade: **basement/crawl**
Soil condition: **wonderful**
Weather: **GREAT** Temp: **75**
Date: **3/18/104** Time: **9:13 AM**
Unit occupied: **will be soon** Client present: **yes**
People present: **you**

Inspector: _____
Stanley W Sawa IL#050000424

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Roof coverings:	See Comments	Recommend evaluation	\$3500.00	Major Concern
Vents:	Acceptable			
Flashings:	Acceptable			
Skylights:	Acceptable			
Chimneys:	See Comments	Recommend evaluation	\$350.00	Maintenance Item
Gutter System:	See Comments	Replace	\$1500.00	Major Concern
:				
:				

INFORMATION

9	Main roof age: over 20 years	14	Ventilation: roof vents
10	Other roof age:	15	Chimney: brick
11	Inspection Method: walked roof	16	Chimney Flues: tile
12	Roof Covering: asphalt shingle	17	Gutters: galvanized
13	Roof Layers: 2		

ROOF DETAILS

Roof appears to be asphalt shingles, single, double layered, approximately over 20 years old.

Roof covering shows signs of curling, cracking, aging, moss build-up, loss of mineral granules.

Roof is approaching the end of its expected useful life. Consult a roofing contractor for replacement estimates. Roof may require tear off of old roofing systems.

Chimney exterior shows signs of spalling, chipping, loose mortar, loose bricks & cracked crown. Please consult with chimney professional. Repairs could include tuck pointing,, and/ or installation of a metal flue liner.

Clean gutters as needed. This simple maintenance twice or more a year can prevent clogging, over flowing, and potential seepage to basement

Gutter downspouts presently discharge into underground tiles to street sewers. Partial blockages in these lines could lead to potential seepage. In most municipalities this configuration is not allowed because roof water can overload sewers. Check local authorities for compliance.

Consider installing oversized downspouts to control heavy rains and help keep gutters clean.

Extend downspout drains to direct water away from foundation

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	COST TO CURE	PERSPECTIVE
Siding:	Acceptable			
Trim/Fascia/Soffit:	Acceptable			
Veneer:	Acceptable			
Doors:	Acceptable			
Windows:	See Comments	Install	\$900.00	Maintenance Item
Hose Bibbs:	Acceptable			
Electrical Cable:	Acceptable			
Exterior electrical:	Acceptable	install GFI outlets	\$50.00	Safety Hazard

INFORMATION

9	Siding type: wood	13	Window type: double hung
10	Veneer type: brick & stone	14	Window Material: wood
11	Trim/Fascias type: wood	15	Electrical service: overhead
12	Door type: wood		

EXTERIOR DETAILS

Masonry appears intact tuck point as needed

Wood siding appears intact. No abnormalities were observed. Painting, caulking, staining, or other weather proofing methods should be addressed as needed.

Normal caulking and painting maintenance as needed

Old style storm windows were not on house at time of inspection.

Consider installation of triple track storm and screen windows.

Install ground fault interrupter outlets by rear for safety.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Drainage:	Acceptable			
Trees & Shrubs:	Acceptable			
Walks & Steps:	See Comments	Replace	\$2500.00	Maintenance Item
Patio/porch:	Acceptable			
Driveway:	Acceptable			
Retaining walls:	Acceptable			
:				
:				

INFORMATION

9	Walks & Steps: concrete	11	Porch: concrete
			Location: front
10	Patio: concrete	12	Driveway: concrete alley
	Location: rear	13	Retaining walls: concrete

GROUNDS & DRAINAGE DETAILS

Concrete walks around house have settled toward the house. This condition may contribute to any seepage problem that already exists. Consider having concrete walks redone to repair settlement condition. Evidence of recent application of roofing tar as a waterproofing repair.

Front porch and walk shows signs of concrete decay. Some repairs can be done. Budget for replacement.

Trim trees to avoid contact with the structure. Branches should be no closer than 6 to 10 feet of house.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	COST TO CURE	PERSPECTIVE
A/C operation:	Not Present	Install	\$2000.00	Major Concern
Heating operation:	See Comments	Recommend evaluation	\$2000.00	Safety Hazard
System Back-up:	Not Present			
Exhaust system:	Acceptable			
Distribution:	Acceptable			
Fuel tank:	Not Present			
Fuel lines:	Acceptable			
Heat exchanger:	Acceptable			
Humidifier:	See Comments	Replace	\$250.00	Health Hazard
Filter:	Acceptable			

INFORMATION

11	A/C: Window Unit(s)	16	Oil tank located: N/A
12	A/C age:	17	Heat pump style: none
13	Heating: forced air	18	Electric resistance backup: no
14	Heating age: 23 YRS	19	Distribution: ductwork
15	Fuel: gas	20	Filter: disposable

HEATING & COOLING DETAILS

There was no central air conditioning unit.

Budget for eventual upgrade.

Lennox Forced Air furnace Model #G11Q3E-110V-6 Serial #5880B 08882 Unit appears to be 23 years old

Keep in mind the advanced age of this furnace unit. Budget for eventual upgrade.

Possible Hairline Cracks observed in the heat exchanger. This condition could be life threatening. Furnace must be evaluated immediately. Confirmation of a defective heat exchanger will make it necessary to repair or replace furnace as soon as possible.

Old humidifiers that operate with a tray of standing water should be replaced to prevent possible bacterial hazards.

When upgrading to a new furnace, confirm whether a metal flue liner is required for this chimney. High efficiency furnaces are prone to create long "wet cycles" and excessive condensation in the original clay flue. This moisture being very acidic can eventually damage bricks and mortar.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Supply pipes:	Acceptable			
Waste/vent pipes:	Acceptable			
Funct'l Water Flow:	Acceptable			
Funct'l Waste Drain:	Acceptable			
Well System:	Not Present			
Septic System:	Not Present			
Water heater:	Acceptable			
TPR Valve:	Acceptable			

INFORMATION

9	Water supply represented as: municipal	14	Septic location: n/a
10	Waste sytem represented as: municipal	15	Water heater: Sears
11	Supply pipes: galvanized	16	Capacity in gallons: 50
12	Waste/vent pipes: cast iron & galvanized	17	Age: 8 YRS
13	Well loaction: n/a	18	Fuel type: gas

PLUMBING DETAILS

Since the building is older , recommend periodic rodding and video inspection of the main sewer lines as part of normal plumbing maintenance. Blockages may not become apparent until a total failure occurs.

Water temperature was high at 132°. Recommend toning down to about 120° Water temperature above 125° can cause severe burns.

Recommend replacing all old galvanized piping with copper when remodeling bathrooms or kitchens.

Drain in basement basin was slow at the time of the inspection. A possible blockage may be the cause. Leaks were also noted on drain piping Repair as needed.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
KITCHEN				
Walls/ceiling/floor:	See Comments	Remodel as needed		
Doors & windows:	Acceptable			
Heating & cooling:	Acceptable			
Cabinets/shelves:	dated	Replace		
Sink plumbing:	Acceptable			
APPLIANCES				
Disposal:	Not Present			
Dishwasher:	Not Present			
Trash compactor:	Not Present			
Exhaust fan:	Acceptable	Clean as needed		Maintenance Item
Microwave:	not included			
refrigerator:	dated unit	Replace		
:				
Range/Oven:	Defective	Replace		
Gas or electric?	gas			
LAUNDRY				
Walls/ceiling/floor:	Acceptable			
Doors & windows:	Acceptable			
Washer plumbing:	Acceptable			
Sink plumbing:	Acceptable			
Cabinets/shelves:	Acceptable			
Heating & cooling:	Acceptable			
Dryer vent:	Defective	Replace	\$20.00	Safety Hazard
clothes washer:	dated unit	budget to replace		Maintenance Item
clothes dryer:	dated unit	budget to replace		
DryerService:	Acceptable			
Gas or Electric?	gas			

Recommend replacing vinyl exhaust vent piping for dryer with flexible aluminum foil type

Brass gas flex connector for gas range/ oven should be replaced for safety

One or more of the range burners was slow to ignite or failed to ignite at all. Consult an appliance repair specialist for necessary repairs.

Rubber seals on refrigerator have deteriorated to a point to where they are no longer useful. Replace door seals.

Although appliances may be functional, they are dated. Maintain these appliances as needed and consider budgeting for upgrades in the future.

Sink(s), counters, and cabinets appear to be functional but original

Ground fault circuit interrupter outlets are recommended to be installed within 6 feet of sink area. Test all GFCI outlets on a monthly basis.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Walls/ceiling/floor:	Acceptable			
Doors & windows:	Acceptable			
Heating & cooling:	Acceptable			
Cabinets & counter:	Acceptable			
Vents:	Acceptable			
Sinks:	Acceptable			
Toilets:	Acceptable			
Tubs:	See Comments	Repair		Maintenance Item
Showers:	Acceptable			
remodel all bathr:	See Comments	See comments	\$3500.00	Maintenance Item

INFORMATION

11 # of Half baths: 13 # of Master baths:
 12 # of Full baths: 1

BATHROOMS DETAILS

Drain in bath was slow at the time of the inspection. A possible blockage may be the cause. Repair as needed.

Faucet leaks were observed at sink and tub . Repair as needed.

Due to a lack of outlets that can be GFCI protected, consider installing a switch/GFCI outlet combination for safety.

All bath fixtures were functional but original and worn .

Bathrooms is a candidate for complete remodeling.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	COST TO CURE	PERSPECTIVE
Walls, ceiling, floor:	Acceptable			
Doors & windows:	Acceptable			
Heating & cooling:	Acceptable			
Cabinets & counter:	Acceptable			
Wet bar:	Not Present			
Fireplc/woodstove:	Not Present			
Smoke Detectors:	Acceptable			
CO detectors:	Acceptable			
Stairs/balcony/rails	Acceptable			
:				

INFORMATION

11 Rooms Inspected:	12	Wall & ceilings: sheet rock & plaster
bedrooms #: 3		
living room	13	Floors: tile, wood & carpet
hallways/entries	14	Number of wet bars:
finished basement		
other:	15	# of fireplaces/woodstoves:

INTERIOR ROOMS DETAILS

Overall walls and ceilings were satisfactory. Minor cracks or imperfections can be repaired prior to painting.

Be aware of possible lead paint hazards in older homes. Test for presence and comply with EPA guidelines for safety.

Expect to make general window repairs from time to time. These include replacing cracked panes, reglazing replacing missing hardware.

Budget to eventually replace dated and inefficient windows with modern thermal panes. This type improvement can be done over time if needed.

Screens or storms were not installed

Hardwood flooring, carpeting and other floor covering were satisfactory.

There was a lack of sufficient number of outlets in some rooms. Present requirements are to have one outlet on each wall of every room and one outlet for every 12 feet of wall surface. Consult an electrical contractor for repairs.

Smoke and carbon monoxide detectors are required on each floor of the house. Test all smoke and carbon monoxide detectors on a regular basis.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Roof:	Acceptable			
Walls:	Acceptable			
Eaves:	Acceptable			
Electrical:	Acceptable			
Gutters:	Not Present	Install	\$300.00	Maintenance Item
Walls/ceiling/floor:	Acceptable			
Firewall/Firedoor:	Not Present			
Doors & windows:	Acceptable			
Overhead doors:	Defective	Repair	\$100.00	Maintenance Item
Door openers:	Defective	Replace	\$300.00	Safety Hazard
Electrical:	See Comments	install GFI outlets	\$50.00	Safety Hazard
Heating & cooling:	Not Present			

INFORMATION

EXTERIOR		INTERIOR	
13	Location: unattached	17	Walls & ceilings: unfinished
14	Roof coverings: shingle	18	Floors: concrete
15	Roof age: 20+ YRS	19	Garage door: overhead
16	Gutters: none		

GARAGE & CARPORT DETAILS

2 Car garage with overhead door and automatic door opener.

No evidence of automatic reverse mechanism or electric eye sensor present for safety. Install a safety reverse mechanism or upgrade to modern unit.

Old automatic door opener does not fully open to door way height. Adjust/ repair or replace.

Recommend installing ground fault circuit interrupter outlets for safety.

Recommend installation of roof gutters to properly discharge rain water away from the structure and protect wood trim and siding

Concrete floor slab did show some cracks and settlement. This is normal. Bottom panel of overhead door may require shims so door can close flush to floor.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Access:	Acceptable			
Framing:	Acceptable			
Sheathing:	Acceptable			
Insulation:	Acceptable			
Ventilation:	Acceptable			
Exposed wiring:	Acceptable			
Plumbing vents:	Acceptable			
Chimney & flues:	Acceptable			
Vapor retarder:	Acceptable			
:				

INFORMATION

11	# of Attic areas: 1	14	Framing: conventional
12	Access locations: basement stairwell	15	Sheathing: wood boards
13	Access by: hatch	16	Insulation: fiberglass

ATTIC DETAILS

Present insulation is about R-9

Recommend installing additional attic insulation up to R-30 or more.

When adding insulation to attic, ensure that there will be adequate ventilation to avoid possible moisture build up in winter.

Evidence of minor moisture condensation in the attic due to high humidity in cold weather and insufficient ventilation. Sheathing boards and rafters have stains.

Insufficient ventilation based on roof or attic area. Add more roof, soffit, gable or ridge vents as needed. Consult a roofing contractor when reroofing.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	COST-TO-CURE	PERSPECTIVE
Foundation Type: basement				
Access:	Acceptable			
Foundation walls:	See Comments	Repair	\$1500.00	Maintenance Item
Floor framing:	Acceptable			
Insulation:	Acceptable			
Ventilation:	Acceptable			
Sump pump:	Not Present			
Dryness/drainage:	Acceptable			
Floor/Slab:	Acceptable			
Vapor retarder:	Acceptable			
:				

INFORMATION

11	Foundation walls: poured concrete	14	Beams: steel
12	Floors: concrete floor	15	Piers: steel
13	Joist: 2" X 10" with 16" on center spacing	16	Sub floor: boards
		17	Insulation: none

FOUNDATION DETAILS

Basement was dry at time of inspection.

Minor/ normal cracks were observed in foundation walls. Monitor to determine if waterproofing repairs are required.

Be aware that any cracks behind paneled walls would require water proofing repairs before finishing the basement with drywall.

Moisture / mold stains on foundation walls indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Install additional ventilation and or a dehumidifer as needed

Evidence of minor seepage was observed. Symptoms would not suggest that chronic moisture problems were present.

Consider installing glass block windows with vents for privacy, better security and ventilation.

Water seepage is always possible when soils are saturated

9 inch floor tiles may contain asbestos. Many tiles are loose from moisture. Removing or breaking up these tiles could result in a hazardous condition.