SEGO INSPECTIONS INC.
309-275-7346
mark@segoinspections.com
https://www.segoinspections.com

RESIDENTIAL REPORT

1309 Joan Way
Normal, IL 61761

Linda DeYoung
MAY 11, 2022

Inspector
Mark Segobiano
BS Industrial Technology Illinois State University
INTERNachi
309-275-7346
mark@segoinspections.com

TABLE OF CONTENTS

1: Inspection Details 5

2: Ground & Exterior 6

3: Roof 11

4: Garage/Carport 12

5: Kitchen 14

6: Washer/Dryer 16

7: Bathrooms 18

8: Doors, Windows,Stairs & Interior 20

9: Fireplace 23

10: Smoke/Fire and CO Detectors 24

11: Attic, Insulation & Ventilation 25

12: Basement, Foundation & Structure 31

13: Plumbing 32

14: Electrical 34

15: Heating 36

16: Additional Photos 38

17: Cooling 51

Standard of Practice 52

SUMMARY

14 MAINTENANCE ITEM

20 RECOMMENDATION

4 SAFETY HAZARD

- 2.2.1 Ground & Exterior - Walkways, Driveway, Front Porch : Pillar/Posts
- 2.4.1 Ground & Exterior - Chimney: Spauling Brick/Mortar
- 2.6.1 Ground & Exterior - Eaves, Soffits & Fascia: Wasps Nest
- 2.6.2 Ground & Exterior - Eaves, Soffits & Fascia: Minor Painting
- 2.9.1 Ground & Exterior - Exterior Electrical Receptacles : Exterior Outlets with No GFCI Protection
- 2.9.2 Ground & Exterior - Exterior Electrical Receptacles : Cracked/missing/broken cover
- 3.2.1 Roof - Flashings: Corroded - Minor
- 4.1.1 Garage/Carport - Ceiling: Drywall Seams
- 4.2.1 Garage/Carport - Floor: Surface Cracking
- 4.4.1 Garage/Carport - Garage Door: Auto Reverse Sensor Not Working
- 4.4.2 Garage/Carport - Garage Door: Loud Noises
- 5.1.1 Kitchen - Kitchen Appliances: Oven/Range not Tested
- 5.1.2 Kitchen - Kitchen Appliances: Kitchen Sink and Dishwasher Supply piping corosion
- 6.2.1 Washer/Dryer - Plumbing/Connections: Leaks / Difficult Operation
- 6.2.2 Washer/Dryer - Plumbing/Connections: Leakage at Washer connection lines
- 7.1.1 Bathrooms - General: Master Bath Exhaust
- 7.1.2 Bathrooms - General: No Hall Bath Exhaust
- 7.1.3 Bathrooms - General: Leaky Shower/Tub supply valves
- 7.1.4 Bathrooms - General: Slow Master Vanity Drain
- 8.1.1 Doors, Windows,Stairs & Interior - Windows: Front Bay Window
- 8.5.1 Doors, Windows,Stairs & Interior - Ceilings: Stain(s) on Ceiling
- 8.6.1 Doors, Windows,Stairs & Interior - Steps, Stairways & Railings: No Handrail
- 8.6.2 Doors, Windows,Stairs & Interior - Steps, Stairways & Railings: Irregular Riser/Tread Depths
- 10.1.1 Smoke/Fire and CO Detectors - Smoke and Fire Detectors: Aged Detectors
- 11.1.1 Attic, Insulation & Ventilation - Attic: Cracked rafter
- 11.1.2 Attic, Insulation & Ventilation - Attic: Bathroom exhausts to the attic
- 11.1.3 Attic, Insulation & Ventilation - Attic: Attic Vent Fan not operating
- 11.1.4 Attic, Insulation & Ventilation - Attic: Low Levels of Insulation (Thermal Camera)
- 11.2.1 Attic, Insulation & Ventilation - Attic Insulation: Garage attic Insulation

11.3.1 Attic, Insulation & Ventilation - Ventilation: Blocked outer soffit vents
12.1.1 Basement, Foundation & Structure - Foundation: Evidence of Past Water Intrusion
13.4.1 Plumbing - Hot Water Heater, Connnections, Flues & Vents: Near End of Life
14.1.1 Electrical - Service Entrance Conductors: Not Enough Clearance
14.1.2 Electrical - Service Entrance Conductors: Slight Tree Obstruction
14.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Tap on breaker #9
14.4.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
15.1.1 Heating - System Type: Corrosion
17.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged

1: INSPECTION DETAILS

Information

In Attendance
Client, inspector

Occupancy
Occupied

Style
Ranch/basement

Temperature (approximate)
77 55 degrees

Type of Building
Single Family

Weather Conditions
Sunny

2: GROUND & EXTERIOR

Information

Inspection Method
Exterior
Visual

Vegetation, Grading, Drainage & Retaining Walls: Grading....settled/negative flow to home
Satisfacory

Vegetation, Grading, Drainage & Retaining Walls: Vegetation/Shrubbery
Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Hose Bibs/faucets
Yes, Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall
None

Walkways, Driveway, Front Porch : Driveway Material
Driveway
Concrete

Walkways, Driveway, Front Porch : Walkway Material
Exterior
Concrete

Walkways, Driveway, Front Porch : Porch
Front Porch
Concrete

Walkways, Driveway, Front Porch : Porch type
Front Porch
Covered

Walkways, Driveway, Front Porch : Porch Column support
Exterior
Wood

Walkways, Driveway, Front Porch : Railings/Walls
None

Exterior Doors and Trim: Exterior Entry Door
Wood

Exterior Doors and Trim: Exterior Door Trim
Wood, Metal Wrapped

Siding, Windows & Trim: Siding Material
Brick Veneer

Siding, Windows & Trim: Storm Windows
Screens

Eaves, Soffits & Fascia: Eaves,Soffit/Fascia
 Wood, Metal

Eaves, Soffits & Fascia: Trim/Soffit/Fascia
Exterior
 Wood, Aluminum

Decks, Balconies, Porches,Steps: Deck/Porch Material
Wood

Decks, Balconies, Porches,Steps: Back Steps to Deck/Porch
None

Decks, Balconies, Porches,Steps: Ledger Board Review
Not fully viewable at the time

Decks, Balconies, Porches,Steps: Back Porch, Deck and Patio Covering
Deck not covered

Decks, Balconies, Porches,Steps: Back deck/porch/patio cover type
N/A

Exterior Windows and Doors: Pane Type
insulated

Exterior Windows and Doors: Window Type
Double

Exterior Electrical Receptacles : Exterior outlets present
Yes

Exterior Electrical Receptacles : GFCI protection present
no

Exterior Electrical Receptacles : Operable
Yes

Chimney: Chimney Location

West Exterior

Chimney is located on the West portion of the house for a wood burning fireplace.

Decks, Balconies, Porches,Steps: Decks,Balconies,Porches

Exterior South

Deck on Concrete Pad

Deck surface was in great shape. Trex Decking with what is believed to be treated lumber framing on a concrete pad. No readily apparent defects.

Exterior Windows and Doors: **Exterior Windows**

Vinyl

Exterior side of the windows are vinyl and appeared well installed and trimmed in both wood and brick.

Deficiencies

2.2.1 Walkways, Driveway, Front Porch

Recommendation

PILLAR/POSTS

The wood posts on the front porch showed 15-20% moisture content with a moisture probe. The paint was flaking and the wood was slightly soft to touch. Recommend Scraping, priming and painting to extend the life of the posts. No structural defect is readily apparent as this is believed to be a decorative wrap of the structural post within.

Recommendation

Contact a handyman or DIY project

2.4.1 Chimney

Recommendation

SPAULING BRICK/MORTAR

The chimney has a brick veneer where 2 or more bricks have fallen and are laying on the roof. Minor tuck pointing suggested and monitor for leaks around the flashing where the roof meats the vertical chimney structure.

Recommendation

Contact a handyman or DIY project

2.6.1 Eaves, Soffits & Fascia

Recommendation

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

2.6.2 Eaves, Soffits & Fascia

Maintenance Item

MINOR PAINTING

EXTERIOR

A few areas of the wood soffit have deteriorating paint. Scraping and painting will extend the life of the wood sheeting.

Recommendation

Contact a handyman or DIY project

2.9.1 Exterior Electrical Receptacles

Recommendation

EXTERIOR OUTLETS WITH NO GFCI PROTECTION

Exterior outlets were required to be GFCI protected in 1975. Recommended to be added for proper protection.

Recommendation

Contact a qualified professional.

2.9.2 Exterior Electrical Receptacles

Safety Hazard

CRACKED/MISSING/BROKEN COVER

EXTERIOR FRONT

Exterior outlet on light pole is missing a cover that will need to be replaced

Recommendation

Recommended DIY Project

3: ROOF

Information

Inspection Method
Exterior
Ladder, Roof

Roof Type/Style
Hip, Combination, Gable

Coverings: Roof Covering
Exterior
Composition Shingle

Flashings: Material
Rubberized, Metal

Skylights & Other Roof Penetrations: Skylights
No

Skylights & Other Roof Penetrations: Chimney/Chase
Exterior
Brick Chimney, Cement Crown/Wash Cap, Metal Screened Cap

Skylights & Other Roof Penetrations: Roof Vents/Penetrations
Exterior
Static/pan vents, Metal Attic Fan, Plumbing Vent

Roof Drainage Systems: Gutter Type/Material
Aluminum, Gutter Guards

Gutters and gutter guards are in pristine condition at this time.

Roof Drainage Systems: Gutter Systems
Downspouts/Leaders, Proper Extensions

Extensions should be 4-6 ft away from the structure and all are in satisfactory condition.

Deficiencies

3.2.1 Flashings

Maintenance Item

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion. Specifically the chimney on the lower east side.

Recommendation

Recommend monitoring.

4: GARAGE/CARPORT

Information

Garage type
Attached, 2-car

Roof
Hip

Roof Covering
Composition

Approx. roof age
5-10

Ceiling: Ceiling type
Drywall

Floor: Floor type
Concrete

Walls & Firewalls: Wall covering
Drywall

Garage Door: Material
Non-insulated, Aluminum, Vinyl

Garage Door: Type
Sectional

Garage Door Opener: Garage Door opener
Yes

Garage Door Opener: Operable
Yes

Garage Door Opener: Safety Reverse Operable
Yes, electronic eyes

Service Doors to interior and exterior: Exterior Service/Passage door
Operational, Good Condition, Functional Lock

Service Doors to interior and exterior: Interior passage door
Functional

It is a requirement under building code for the door between attached garages and the interior of the home be self closing.

Many homes do not meet this requirement but we suggest adding a self closing feature.

The idea is to reduce the chances of car exhaust or other motor driven machinery CO entering the home.

Deficiencies

4.1.1 Ceiling

Maintenance Item

DRYWALL SEAMS

In an unclimatized area, it can be expected for drywall tape, and seams to fail. The constant changes in temperature, humidity and pressure in the attic and garage area are nearly impossible to predict or account for with expansion and contraction of the drywall materials. There is no apparent structural defect causing this and is only a cosmetic deficiency.

Recommendation

Recommend monitoring.

4.2.1 Floor

Maintenance Item

SURFACE CRACKING

There isn't any substantial upheaval in the pad, the cracks present have less than a 1/4 inch height difference at the time of the inspection and pose only a slight trip hazard. Likely caused by the curing process of the poured concrete.

Recommendation

Recommend monitoring.

4.4.1 Garage Door

Safety Hazard

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

4.4.2 Garage Door

Maintenance Item

LOUD NOISES

Buckling and popping noises during operation. Could not identify the specific cause but does not hinder operation of the door.

5: KITCHEN

Information

Counter top condition
Kitchen
Satisfactory

Cabinets and Drawers
Kitchen
Satisfactory Condition

Floor Covering
Kitchen
Vinyl/sheet goods

Walls and Ceilings
Kitchen
Satisfactory

GFCI Outlet Protection
No

Kitchen Appliances: Disposal
Present, Functional

Kitchen Appliances: Dishwasher
Present, Functional

Kitchen Appliances: Refrigerator
Present, Functional

Kitchen Appliances: Microwave
None

Kitchen Appliances: Oven/Range
Operable, gas

Kitchen Appliances: Exhaust Hood/Vent
Overhead

Deficiencies

5.1.1 Kitchen Appliances

Maintenance Item

OVEN/RANGE NOT TESTED

The oven/range was not operated at the time of the inspection....It was unplugged and owner plans to replace.

5.1.2 Kitchen Appliances

Recommendation

KITCHEN SINK AND DISHWASHER SUPPLY PIPING COROSION

KITCHEN

Advanced corrosion present on the supply valves for both the sink, sprayer and dishwasher. Suggest replacement before a leak appears.

Recommendation

Contact a qualified plumbing contractor.

SpaceSaver XP

6: WASHER/DRYER

Information

Appliances: Laundry Located in....
Basement

Appliances: Appliances Present
Washer, Laundry Sink

Plumbing/Connections: Laundry Sink
Yes

Plumbing/Connections: Heat Source Present
Yes

Plumbing/Connections: Available Dryer Connection Types
Gas, Electric, Using Gas at this time

Plumbing/Connections: Washer Hook-Up lines
See deficiencies

Plumbing/Connections: GFCI protection present....
No, Suggest Install

Plumbing/Connections: Dryer Vent Line
Wall

Deficiencies

6.2.1 Plumbing/Connections

Recommendation

LEAKS / DIFFICULT OPERATION

Had noted leaks on the water control handles and/or faucet at the laundry sink at the time. The cold water valve is not fully operational and appears so have partially seized up.

Recommendation

Contact a qualified plumbing contractor.

6.2.2 Plumbing/Connections

Recommendation

LEAKAGE AT WASHER CONNECTION LINES

Had slight leakage noted at the water supply line connections to the washer at the time....Suggest replacement

Recommendation

Contact a qualified plumbing contractor.

7: BATHROOMS

Information

General: **Master Bath**
Vanity, Toilet, Shower, Heat Source, Exhaust Fan

General: **Main Level Hall Bath**
Sink, Vanity, Toilet, Tub, Outlet

General: **Diverters operable where present**
N/A

General: **Water Flow Adequate at the time.**
Yes

General: **Doors/Windows operable**
Yes/No

General: **Receptacles Present**
Yes

General: **GFCI Outlet Protection present**
No

General: **Exhaust Fans Present**
No

Deficiencies

7.1.1 General

Recommendation

MASTER BATH EXHAUST

A fan is present, however it is currently sealed and did not operate when the switch was flipped. Suggest replacement. Further deficiency noted in Attic Section

Recommendation

Contact a qualified professional.

7.1.2 General

Recommendation

NO HALL BATH EXHAUST

The is currently no exhaust for the hall full bathroom. Suggest adding one to dispose of moist air from the climatized space.

Recommendation

Contact a qualified professional.

7.1.3 General

Recommendation

LEAKY SHOWER/TUB SUPPLY VALVES

The valves for the hall bath tub and master shower are all leaking when water is flowing.

Suggest repair/replacement along with basement laundry sink and washer supply lines.

Recommendation

Contact a qualified plumbing contractor.

7.1.4 General

Recommendation

SLOW MASTER VANITY DRAIN

Slow to drain Master Sink, likely hair in the P-Trap

Recommendation

Contact a handyman or DIY project

8: DOORS, WINDOWS,STAIRS & INTERIOR

Information

Windows: Window Type
House Exterior
Double-hung, Fixed

Doors: Interior Doors Operable
Yes

Walls: Wall Material
Drywall, Paneling, Wallpaper

Ceilings: Ceiling Material
Drywall, Drop Ceiling Type, Open ceiling

Ceilings: Ceiling finish type
Painted, Stippled

Steps, Stairways & Railings: Newel Posts/Railings
Wood

Steps, Stairways & Railings: Stair Tread/Risers proper
See Deficiencies

Steps, Stairways & Railings: Stair Type
Wood, Carpeted

Floors: Floor Coverings
Vinyl, Wood, Subfloor

Much of the house had the flooring removed and only the kitchen, basement and master had a finish flooring.

Limitations

Floors

NO FINISH FLOORING

At the time of the inspection, all the carpet and pad were removed leaving only OSB sheets which are laid directly on plywood subfloor. No apparent deficiencies other than a low spot in the front room.

Deficiencies

8.1.1 Windows

Maintenance Item

FRONT BAY WINDOW

The front bay window appears original. Single pane glass in a grid. It's trimmed in wood and the wood has moisture content around 15%. Monitor for deterioration and keep the exterior wood sealed and painted. Does not appear to need replacement at time of the inspection but in the winter you'll likely notice some heat loss /draft in that area of the front Living Room

Recommendation

Recommend monitoring.

8.5.1 Ceilings

Maintenance Item

STAIN(S) ON CEILING

There is a stain on ceiling in the coat closet and one of the bedroom closets that require repair and paint. Source of staining should be determined.

For the coat closet, it is believed to be condensation where the insulation has been pulled back around the junction box for the light.

For the front bedroom closet, It appears that rain had been blown in during a high wind period rather than a roof leak. Monitor to be sure it doesn't deteriorate.

Recommendation

Recommend monitoring.

8.6.1 Steps, Stairways & Railings

Recommendation

NO HANDRAIL

Staircase had no handrail on the open side of the sta. This is a safety hazard. Recommend a qualified handyman install a handrail.

8.6.2 Steps, Stairways & Railings

Recommendation

IRREGULAR RISER/TREAD DEPTHS

Riser and/or tread depth on the stairs are not within the acceptable range of depth and height as per local and national building codes. Be aware of a trip hazard. No correction is required as part of the inspection but suggest occupants take extra precautions to be safe.

Recommendation

Contact a qualified carpenter.

9: FIREPLACE

Information

Fireplace: Fireplace
Yes

Fireplace: Fireplace Type
Pre-Manufactured Manual Light Gas Log Type

Fireplace: Fireplace Gas Control Valve
Not Observed

Fireplace: Gas sniff Test completed on Fireplace as needed.
No

Fireplace: Fireplace Screening/Doors
Yes

Fireplace: Hearth Extension Adequate
Yes

Limitations

Fireplace

FIREPLACE FLUE IN NEED OF FURTHER REVIEW/SERVICE

The fireplace flue is in need of further review/cleaning/service by a licensed fireplace contractor or chimney sweep before use. Fireplace appears to have little to no use for several years. Should be inspected by Chimney Contractor before first us, However no readily apparent issues were observed.

10: SMOKE/FIRE AND CO DETECTORS

Information

Smoke and Fire Detectors: Smoke Detectors Present

Yes

Smoke Detectors are recommended on each level of the home.

Smoke and Fire Detectors: Carbon Monoxide Detector Present

Yes

Smoke and Fire Detectors: Carbon Monoxide Detector(s) Operable

Older Units...Suggest Replacing

Smoke and Fire Detectors: Smoke Detector(s) Operable

Older Units...Suggest Replacing

Detectors should be tested monthly and batteries replaced annually in the Spring.

Deficiencies

10.1.1 Smoke and Fire Detectors

Maintenance Item

AGED DETECTORS

INTERIOR

Smoke and CO detectors should be replaced every 10 years, while these units were tested and functioning at the time of the inspection, we recommend replacement and clearly mark they year they were installed.

Units should be checked monthly and batteries replaced annually in the Fall.

Recommendation

Recommended DIY Project

11: ATTIC, INSULATION & VENTILATION

Information

Attic: Attic Areas
Above Garage, Above Home

Attic: Readily Visible Roof Structure Type
Raftered/Field built, Ridge Board, Collar Boards.Plywood Decking

Attic: Access Type
Ceiling Scuttle

Attic: Inspection Conducted...
Within Attic areas

Attic: Flooring
Not floored in garage attic space, Not floored over home attic space

Attic: Storage within the Attic space areas
None over garage, None over the home

Attic: Readily Visible Ductwork
No

Only Exhaust Ductwork, no supply or return ductwork present

Attic Insulation: Chimney/Flue Vents
Satisfactory, Metal

Ventilation: Ventilation Type
Soffit Vents, Attic Fan, Roof

Attic Insulation: **Insulation Type**

Fiber Batten

Attic Insulation: **Estimated R Value**

Attic

20-30

R Value in Illinois should be between R38-R49 for attics. The number provided in this report is an estimate and is used to help homeowner decide if they could benefit from adding additional insulation.

Deficiencies

11.1.1 Attic

CRACKED RAFTER

Recommendation

On single cracked rafter located on the South side center of the house. Believed to be over the hall bath based on distance from outside walls. Suggest structural review by qualified roofing contractor to be cautious. Likely solution is sistering a dimensional piece of lumber to the existing rafter for additional support.

Recommendation

Contact a qualified professional.

11.1.2 Attic

BATHROOM EXHAUSTS TO THE ATTIC

Recommendation

This practice is rather common but frowned upon and against code in modern construction. The vent is resting on insulation and should at least be elevated so as not to exhaust humid/moist air directly onto building material or vented to the exterior soffit.

Recommendation

Contact a qualified professional.

11.1.3 Attic

ATTIC VENT FAN NOT OPERATING

Recommendation

There is a power vent fan with a humidity control that has power but is not turning on with manual controls. THe conductor wires are also loosely hanging and not properly attached. Suggest repair/replacement and proper installation of power supply and control.

Recommendation

Contact a qualified professional.

11.1.4 Attic

Maintenance Item

LOW LEVELS OF INSULATION (THERMAL CAMERA)

A few spots scattered on the from portion of the house were noted via thermal review. Based on your level of comfort in the winter, additional insulation can be added.

Recommendation

Contact a qualified insulation contractor.

11.2.1 Attic Insulation

Maintenance Item

GARAGE ATTIC INSULATION

FYI...While not required as a result of this inspection as this was not a required item at the time of this home being built.....May wish to install insulation along the floor area in the garage attic space to assist in stopping the cold air drop coming from the un-insulated attic space area down into the garage which in turn makes the wall adjacent to the home a bit cooler. There is presently no insulation along the floor area within the garage attic space as this was not a required item when this home was built. The install will assist with providing a better overall thermal value to the home.

Recommendation

Contact a handyman or DIY project

11.3.1 Ventilation

BLOCKED OUTER SOFFIT VENTS

Maintenance Item

There are various cardboard baffles/chutes in the attic space out along the soffits/eaves that have collapsed over time due to age/wear, which in turn minimizes the air intake/flow going up thru the soffit vents and into the attic to assist with the proper ventilation of the attic space. Consideration should be given towards replacing the baffles with a more rigid type which is not as susceptible to collapse in the future, so as to allow for proper ventilation of the attic space as was originally designed. Blocked chutes/baffles will be a contributing factor towards premature wear of the roof covering in the future due to heat buildup within the attic space due to lack of proper ventilation/air flow.

Recommendation

Contact a qualified handyman.

12: BASEMENT, FOUNDATION & STRUCTURE

Information

Access
Basement/Cellar
Inside

Hand Rail?
Yes

Headway over Stairs
Proper Clearance

Walkout Basement
Basement
No

Foundation: Material
Block Foundation

Foundation: Wall Structure Type
Wood framed walls

Foundation: Basement Floor
Basement
Concrete, Finished Flooring i.e. carpet

Foundation: Basement ceiling finish/cover
Drop Type, open ceiling

Deficiencies

12.1.1 Foundation

Maintenance Item

EVIDENCE OF PAST WATER INTRUSION

SW CORNER AND NORTH EAST CORNER

There were readily visible and obvious signs of past moisture seepage into the basement area along the exterior walls as noted by the past stains and slight efflorescence build up along the lower areas of the walls. Suggest maintaining a properly elevated/sloped dirt/grade along the homes foundation as well as keeping the gutters properly cleaned out so as to allow for sufficient flow to the downspouts, which should extend outward away from the home for approx. 4-6 feet. May wish to have the affected basement wall areas properly cleaned/sealed with a “dri-lock” and “kilz” type material/coatings to assist with preventing any potential future moisture and/or stains along the lower surface areas of the walls.

Recommendation

Recommend monitoring.

13: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
Basement

Main Water Shut-off Device: Entry Piping
Copper

Main Water Shut-off Device: Expansion Tank
No

Water Supply, Distribution System: Distribution/Supply line Material
Copper, Pex

Water Supply, Distribution System: Functional Flow
Satisfactory

Water Supply, Distribution System: Cross Connection
No

Water Supply, Distribution System: Irrigation and RPZ check Valve Present
No

Drain, Waste, & Vent Systems: Material
PVC, Copper, Galvanized

Mixed Materials but no readily apparent leaks

Drain, Waste, & Vent Systems: Air Admittance Valve install
No

Drain, Waste, & Vent Systems: Functional Drainage at time
Yes

Hot Water Heater, Connnections, Flues & Vents: Location
Basement

Hot Water Heater, Connnections, Flues & Vents: Water Heater Type
Gas

Hot Water Heater, Connnections, Flues & Vents: Capacity
40 50 gallons

Hot Water Heater, Connnections, Flues & Vents: Water Heater Approx. Age
20+ years, Due to age of unit may wish to budget for replacement

Hot Water Heater, Connnections, Flues & Vents: Combustion Venting present
Yes

Hot Water Heater, Connnections, Flues & Vents: Power Source/Type
Gas

Hot Water Heater, Connnections, Flues & Vents: On Line Shut Off Valve
Yes

Hot Water Heater, Connnections, Flues & Vents: Dielectric Connections
OK

Hot Water Heater, Connnections, Flues & Vents: Relief Valve
Yes

Hot Water Heater, Connnections, Flues & Vents: Extension Proper Length
Yes

Hot Water Heater, Connnections, Flues & Vents: Expansion Tank
NO

Hot Water Heater, Connnections, Flues & Vents: Vent Pipe
Metal

Hot Water Heater, Connnections, Flues & Vents: Outer Jacket
Satisfactory

Hot Water Heater, Connnections, Flues & Vents: Water Softener and Filter
No

Radon Mitigation System: Radon Mitigation system installed
No

Radon Mitigation System: Fan operating at time of inspection
NA

Sump Pump: Location
NA

Sump Pump: Proper Operation
NA

Hot Water Heater, Connnections, Flues & Vents: Manufacturer
Kenmore

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Main Fuel Supply and Shut Off: Main Gas Shut-off Location
Gas Meter

Meter located behind some bushes on the East side. Slightly obstructed by vegetation

Deficiencies

13.4.1 Hot Water Heater, Connnections, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

14: ELECTRICAL

Information

Electrical Service drop to the home
Overhead

Proper Overhead Clearance
No, Within a reasonable range

Mast Head Condition
Satisfactory

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Protection Type
Circuit breakers

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None Observed

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Proper Isolation and Separation of lines within the sub panel
NA

Branch Wiring type: Wiring Method
Conduit, Romex

GFCI & AFCI: Proper GFCI protection installed as needed/required
No

GFCI & AFCI: Proper AFCI installation where required
No

Deficiencies

14.1.1 Service Entrance Conductors

Recommendation

NOT ENOUGH CLEARANCE

Service drop overhead wires are too low, not giving enough clearance above ground. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

14.1.2 Service Entrance Conductors

Safety Hazard

SLIGHT TREE OBSTRUCTION

A tree branch is holding up the line about 15 ft above ground close to the power pole. Suggest utility provide be contacted to see if raising the line and trimming the tree is needed.

Recommendation

Contact your local utility company

14.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazard

DOUBLE TAP ON BREAKER #9

Double taps occur when the panel is undersized and doesn't have enough spaces for additional circuits OR when a DIY install is done. I believe the latter is the case. Can be corrected by qualified electrician.

Not an immediate risk but with prolonged and frequent use can cause melted and or damaged wiring/breaker and potential fire hazard.

Recommendation

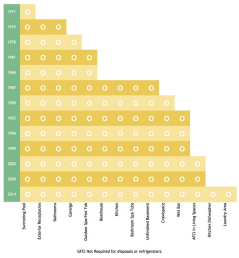
Contact a qualified electrical contractor.

14.4.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.



Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a handyman or DIY project

15: HEATING

Information

Location
Basement

System Type: Heat Type
Gas-Fired Heat, Forced Air

System Type: Zoned System
No

System Type: Proper Operation at the time
Not teste based on temperature

System Type: Brand
Carrier

System Type: Fuel Energy Source
Gas

System Type: Heat Exchanger
Could not view (sealed/enclosed)

System Type: Heat Exchanger condition
Limited View

System Type: Leaks behind front access panel
Yes

System Type: Leak at A-coil drain line connections
No

System Type: Humidifier
No

System Type: Carbon Monoxide reading at the time...
CO reading within acceptable range

Normal Operating Controls: Normal operating controls operating properly at the time
Yes

Distribution Systems: Ductwork
Non-insulated

Auxiliary Heat System: Auxiliary Heat Type
N/A

Auxiliary Heat System: Proper Operation
NA

Presence of Installed Heat Source in Each Room: HVAC supply duct in each room area
Yes

Deficiencies

15.1.1 System Type

Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

16: ADDITIONAL PHOTOS

Information

All Images Collected at Inspection

These images are largely itemized to individual sections, however many were not included in the report. They are included here as an archive for reference.

Moisture staining tested dry

bathroom exhaust in attic

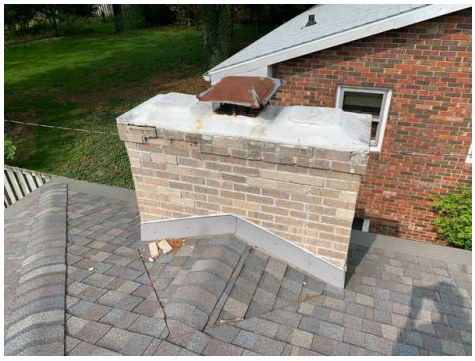
FLIR
MR40

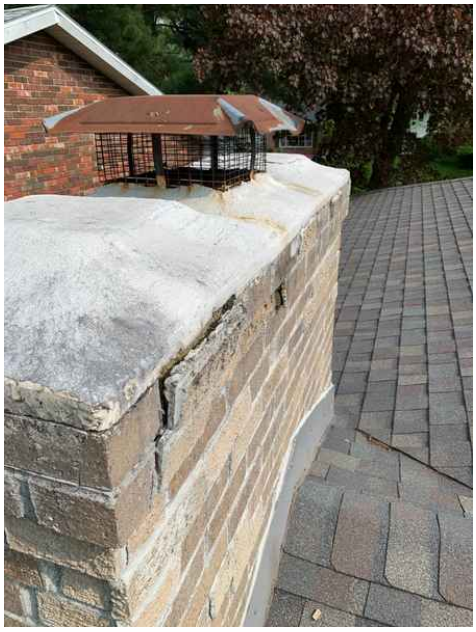
FLIR
MR40

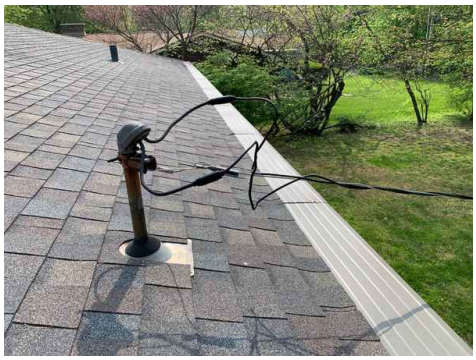
FLIR
MR40

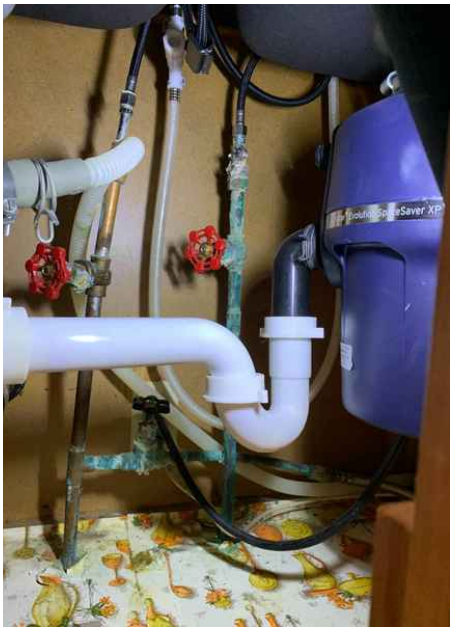
FLIR
MR40

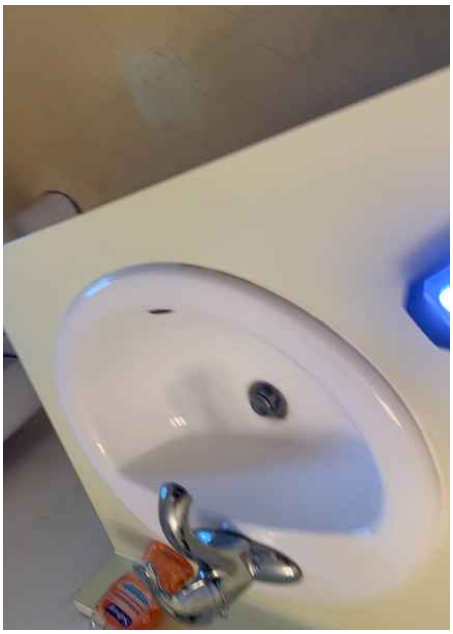
FLIR








SpaceSaver XP

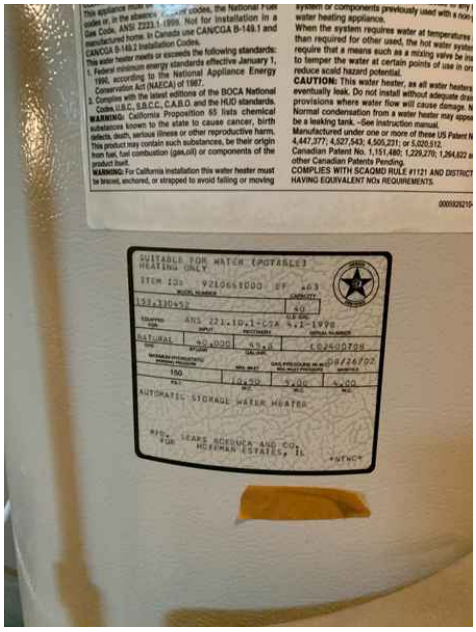


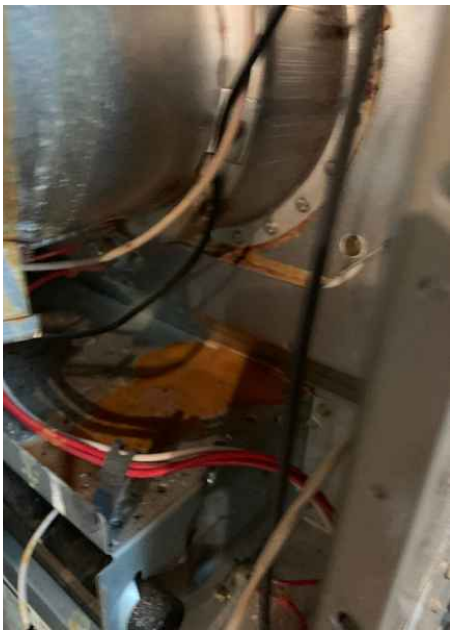
CARBON MONOXIDE
DETECTOR
IS-TECH

71.6°F
FLIR
76.6
65.6

74.5°F
FLIR
83.6
67.5

68.5°F
FLIR
76.8
62.6


SUITABLE FOR WATER (POTABLE)
HEATING ONLY
AUTOMATIC STORAGE WATER HEATER



17: COOLING

Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Central Air System Installed
Yes

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Normal Operating Controls: Proper System Operation with Thermostat
Yes

Normal Operating Controls: Temperature differential readings within 10-15 degrees
Yes

Distribution System: Configuration
Central

Distribution System: HVAC supply ducts in each room
Yes

Deficiencies

17.1.1 Cooling Equipment

Maintenance Item

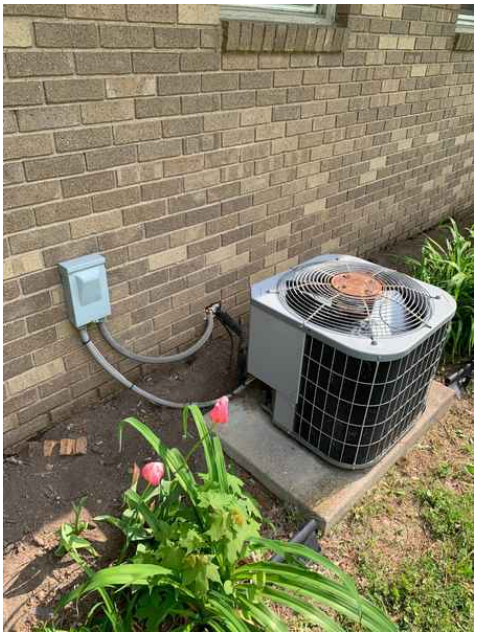
INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Suggest adding additional foam wrap.

System is r22 refrigerant with 4.25 lbs charge

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Ground & Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Doors, Windows,Stairs & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Smoke/Fire and CO Detectors
It is required in IL to have a smoke detector AND CO detector within 15 ft of all sleeping spaces.

It is recommended to additionally have a smoke detector on each floor of every residential unit and near the furnace/boiler and water heater.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. 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. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. 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. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.