

INSPECTION CONNECTION, INC.

Professional Real Estate Inspections and Consulting Services

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CLIENT: CRONIN

DATE: 7/8/13

ADDRESS: 252 S. HILL RD.

Inspector Mike Lamb, IL #450.000333 expires 11/30/14

INSPECTION REPORT



252 S. HILL RD., PARK RIDGE, IL

INTRODUCTION

This is my report of a visual inspection of the readily accessible areas of this building conducted on 7/8/13. I prepared it for the exclusive use of my client, Bob Cronin. The report does not represent the interests of any other party.

A separate inspection contract signed by my client contains terms and conditions that are crucial to the understanding of this report. Don't use this report without considering the terms and conditions of that contract. The purpose of this report is to alert you to major defects in the condition of the property.

Please do not mistake this report for a warranty or any kind of insurance. I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

Any estimates provided for repairs are based on this limited visual inspection. The actual costs to correct problems may be more or less depending upon a more detailed professional analysis.

In the body of this report and during the inspection, I may occasionally cite the sources of my opinions by referring to a building code or an industry standard published by what I consider to be a credible and qualified source. Understand that I provide this information only as a courtesy. This inspection is not meant to identify every item in the house that doesn't comply with the provisions of past or present building codes. I am not a building code inspector and this is not a building code inspection. The citations are merely for reference, not enforcement.

When the term, "Satisfactory," or "OK," is used, it means that the component was functioning as intended at the time of this limited visual inspection only. All problems I note in the report should be investigated and repaired by the appropriate professional. If you do not know what type of professional you should contact to address a particular issue please ask me.

Any building component ages provided in the report are approximations. Although age is important, the condition of the component is more so. Some old systems may be functioning very well while some new ones are already a problem.

Please review all parts of this report carefully and call me for an explanation of any part that you do not fully understand. You can call me anytime at 708-346-0708 or e-mail me at mike@inspection2020.com

Conditions during the inspection:

TIME: 11 AM

APPROX. TEMPERATURE: 80 F

The front of the house faces east. The soil was wet. Bob was with me.

This inspection meets or exceeds Illinois standards of practice.
Inspector Mike Lamb, IL # 450.000333 expires 11/30/14

SUMMARY:

The following is a list in no particular order of major property concerns and important remarks. This list is not meant to be conclusive or comprehensive of all the important property defects I observed.

The entire report should be carefully read.

**** I do not inspect private well or septic. The appropriate specialist needs to check these out for you.**

- The exterior brick walls needs re-pointing. There are cracks, holes and deep recesses. You should consider having all of the brick mortar repointed to avoid cosmetic problems of matching old mortar with new. Consult a tuckpointing professional.
- There is seepage in the basement on the west side above the ejector pit that looks like it is coming from beneath the support beam. There is a window outside with a broken stone sill and a large gap beneath it that might be causing this problem. You will need to investigate this further and consult a waterproofing professional or a mason.
- The roof shingles over the south part of the garage have advanced deterioration and needs replacement. Consult a roofing professional.
- The lugs for the main circuit breaker have been improperly double tapped. Consult a licensed electrician to correct this.
- There is a crack in the foundation at the west wall in the furnace room that has seepage. Consult a waterproofer.
- It looks like the temperature pressure relief valve for the east water heater has been dripping into a bucket. If it is leaking it should be replaced. It also looks like there has been a leak at the bell valve above this tank. Consult a licensed plumber.
- There is a roof leak at the area above the northwest dining room. The ceiling is wet. It is likely that this is a step or counter flashing problem and exterior siding will need to be removed to fix this. Consult a roofing professional.
- There is a lot of moisture and mold between a couple of the rafters on the west side of the attic. This is most likely being caused by a poorly vented bathroom fan. The exhausted bathroom fans need to be vented outside. Someone will need to crawl in closer to see if they can fix this problem. Consult the EPA regarding any mold concerns.
- I took a picture from the basement clean-out to the area beneath the fireplace. It looks like wads of paper have been stuffed into the CMU cavities. Combustible materials should not be left at the underside of fireplaces. Consult a licensed chimney sweep.

INSPECTION REPORT

STRUCTURAL:

Foundation: Poured Concrete

Walls: Wood Frame

Roof: Wood frame

- No major structural problem observed.
- The steel lintel above the overhead garage door is rusting causing the adjacent mortar to crack. The bad mortar joints have been caulked. The lintel is not bad enough to replace but this will be an ongoing maintenance issue.
- A beam supported by screw jacks has been installed beneath the floor joists in the furnace room. This reinforcement should be fastened to the floor.
- The bolts at the basement beam to column connections should be tightened. The beam at the north foundation in the basement should be grouted into its pocket.

EXTERIOR:

Wall Covering: Brick veneer, Aluminum and vinyl siding

- The mortar between the outside wall brick needs re-pointing in many places. There are cracks, holes and deep recesses. You should consider having all of the brick mortar repointed to avoid cosmetic problems of matching old mortar with new.



EXTERIORT

- There are white powdery marks at the brick above the garage door. This is probably from the old aluminum siding chalking and leaching downward. I do not know if this can be easily cleaned off.



- The stone windowsill in back for the family room has cracked off at the lower corner. Have a mason repair this. There is water seepage in the basement beneath this area. Maybe this is to blame.



DECK:

- OK

EXTERIOR DOORS:

- You should not need a key to exit any of the doors of the house. This is an emergency egress hazard.

WINDOWS:

- The windows in front north and at the back north are poorly installed. They do not sit on the stone windowsill but behind it. Make sure these gaps stay caulked so water does not run into the wall.



- A tension string at the window in the master bedroom has broken. The window still went up and down. Consult a Pella window pro temps repaired.

GARAGE:

Attached Door opener safety reverse sensors are working

- There is rot at the small overhead door jamb next to the floor.

GROUND:

- The asphalt driveway has many cracks but no potholes as of yet. Seal any open cracks within asphalt filler caulk. There are a few that need maintenance.



- Cut all the trees and shrubs away from the side of the house and garage.
- There is a gas supply to the outside barbecue. I do not inspect the barbecue or any of its components.
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ROOFING:

Material: Dimensional asphalt composition Approximate age: Satisfactory
Method of Inspection: Walked Chimney: Masonry

- The roof shingles over the south part of the garage have advanced deterioration and needs replacement. Consult a roofing professional.



ROOF

- There is an apparent roof leak at the area above the northwest dining room. The ceiling is wet. It is likely that this is a step or counter flashing problem and exterior siding will need to be removed to fix this. Consult a roofing professional.



- A seam on the flat roof above the sun room needs maintenance. Otherwise, this roof (EPDM) looks satisfactory.



BASEMENT or LOWER (BENEATH GRADE) LEVEL:

- The handrail for the basement stairs should extend all the way down to the bottom step. The wide gaps at the stair side guard are a fall hazard for small children.
- There is a crack in the foundation at the west wall in the furnace room that looks like it has had seepage. Consult a waterproofer.



BASEMENT

- There is seepage in the basement on the west side above the ejector pit that looks like it is coming from beneath the beam pocket. There is a window outside with a broken stone sill and a large gap beneath it that might be causing this problem. You will need to investigate this further and consult a waterproofing professional or a mason.



- The floor near the water softener in the basement is wet. This maybe from condensation.



HVAC:

HEATING:

Fuel Supply: Public Gas

Main meter and shut-off location: Outside front

Heating type: #1 Furnace Approximate age: 2001 100K BTUs Unit is functional/Satisfactory
#2 Furnace Approximate age: 2001 75K BTUs Unit is functional/Satisfactory

Distribution: Metal Ducts Filter: Electronic and UV

- There is a gas space heater in the garage which is functional. The B vent termination on the roof should be at least 8 feet away from any walls or obstructions. It is improperly located a couple feet from the chimney. The exterior vent is rusting. Consult a licensed HVAC professional.



- Besides an electronic filter, both furnaces have a UV light filter system. I do not know if these are working or not. Have them service by a licensed HVAC professional.



- The furnace room in the basement has four gas appliances. This room is not big enough to provide combustion air for all of these units. Leave the door to this room open or install louvered doors or other venting. Consult a licensed HVAC professional.
- A water heater is being used to provide radiant heat to the back sunroom. The heater is functional but I do not know how well it will heat the floor in that room.
- Unless all the doors are left open locating the first floor thermostat in the laundry room is not a good idea. A central hallway would be a better location.

COOLING:

Split System

Approximate Compressor Ages: 2001 and 1999

Size: 3 ton and 2 ton

- Both air-conditioning compressor units were cooling during the inspection.
- The cooling fins at both outside compressor units are dirty and need cleaning.



- Cut all vegetation away from the outside compressor units.

ELECTRIC:

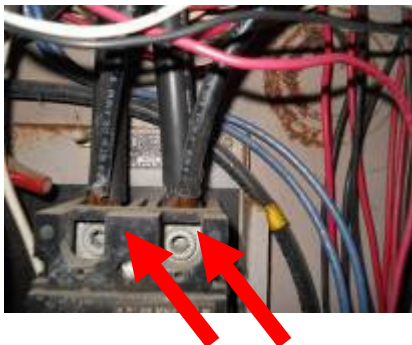
Location of main panel: Basement Subpanels: None observed

Service entrance: Overhead Underground SEC: Copper Capacity: 110 amp Voltage: 240

Main Circuit Breaker Size: 100 amp Circuit conductors: Copper Method: EMT conduit

* I randomly test electrical outlets.

- The lugs for the main circuit breaker have been improperly double tapped. Consult a licensed electrician to correct this.



- Install Ground Fault Circuit Interrupters (GFCI's) at the following outlet locations: Outside, Garage, at Kitchen Counters, in Bathrooms, near laundry sinks
- Incandescent light bulbs in the closets can be a fire hazard if flammables are stored near them.
- Make sure CO detectors are installed near sleeping areas!
- There is one under wired circuit breaker in the main panel (20 amp with 14 AWG).

ELECTRIC

- A GFCI should be installed outside on the sun deck.
- There are exposed wires supplying power to the attic fan. Have a licensed electrician properly secure this raceway.



- There are a lot of devices on the ceilings throughout the house that look like smoke detectors. I do not know if they are functional. Smoke detectors generally need to be replaced every 10 years or less.



PLUMBING:

Water main location: Basement Water main material: Copper

Water distribution piping: Galvanized-steel Copper

Service: Public water and sewer

Water flow: Satisfactory

Main Drain/Vent Material: Not known

Floor Drains: Present

Water heater size: 50 gal.

Age: 2004

Fuel: Gas

Sump pumps: One

Sewage/Ejector pump: One

PLUMBING

- The basement sump pit has been enclosed in a wooden box. I could hear the pump operating. There is a battery operated backup sump pump system. I do not inspect these.
- Homes with sump pumps are at risk of flooding if the primary pump fails. I recommend a back-up sump pump system be used. Will the seller leave the one that is here?
- There is a gas pipe against the west basement wall in the furnace room that should be secured to the wall.
- Hoses left in sinks can back siphon dirty water into your drinking water.



- It looks like the temperature pressure relief valve for the east water heater is dripping into a bucket. If it is leaking it should be replaced. Consult a licensed plumber.



BATHROOMS:

Location: Basement	Satisfactory
Location: 1 st Floor	Satisfactory
Location: 2nd floor hallway	Satisfactory
Location: Master	

- There is supposed to be an access panel for the whirlpool motor. I did not see one.
- Make sure you disinfect the whirlpool tub before using. Follow the manufacturer's instructions.

KITCHEN:

*I do not inspect microwaves. Cabinet drawers and doors are randomly inspected.

- Cabinets and counters are satisfactory.
- Appliances are satisfactory. The seller showed the operability of the electric cooktop. Secure instructions for all the appliances.

LAUNDRY:

- I strongly recommend installing a fire and CO detector in laundry area.
- Washer and dryer were functional.

GENERAL INTERIOR:

- There are water stains at the dining room ceiling near the north wall. This is apparently from a roof leak.
- There are mousetraps at several places within the house and garage. There is a hole in the closet wall near the floor of the southeast bedroom with mouse feces nearby. Consult a pest problem.



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FIREPLACE:

Type: wood burning with a gas kit

Damper was operable

- I do NOT light fires. I recommend a licensed chimney sweep perform an NFPA Level II inspection which may require fishing a camera up the chimney to see what the condition of the liner is. This is important and not something I do during my inspection.
- There is a crack running down the back brick wall of the hearth that needs repair.

FIREPLACE

- I took a picture from the basement clean-out to the area beneath the fireplace. It looks like wads of paper have been stuffed into the CMU cavities. Combustible materials should not be left at the underside of fireplaces. Consult a licensed chimney sweep.



ATTIC:

Insulation type: Fiberglass Ventilation: Ridge Vents

Method of inspection: Walked south attic and viewed the main house attic from the hatch

- There are water stains on the wall in the garage attic at a light fixture junction box on the east side. It was dry so it appears this leak has been fixed.
- There is a whole house fan in the wall of the master bedroom closet. This is a poor location. Also, these fans need a great deal of attic/roof ventilation to operate properly. The attic ventilation in this area looks inadequate. Consult the manufacturer's instructions. Never operate this fan without windows and doors in the house open because it creates tremendous negative pressure within the home.
- Expandable foam has been sprayed between the rafters on the east side of the upper attic. This will block any soffit venting on that side of the house. This form should be removed.



ATTIC

- There looks like a lot of moisture and mold between a couple of the rafters on the west side of the attic. This is most likely being caused by a poorly vented bathroom fan. The exhausted bathroom fans need to be vented outside. Someone will need to crawl in closer to see if they can fix this problem. Consult the EPA regarding any mold concerns.

