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1715 E. Burning Tree Ct.

Arlington Heights, IL. 60004

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Summary

Below is a list of comments that highlight some of the items which may be of concern to our client(s). This summary should not be construed to be exhaustive list. Progressive Building Inspections Inc. recommends that the clients(s) read the entire report and review the DVD when making decisions based on the inspections. We encourage our clients to seek additional advice from experts regarding items that are concern in order to get another point of view or a price quote.

Mei Shee

530 W. Rosslyn Ct.

Palatine Illinois 007

The date of the inspection was March 9, 2015 at 11:30 AM. The weather conditions were clear and it was 41°.

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1. The front driveway is showing its age.
2. The front door exterior GFCI outlet does not trip. This is a safety concern.
3. A front pine tree in the front yard is dead.
4. A backyard tree has some insect and dead branches. I recommend having an arborist inspect the tree.
5. The roof fascia in the front of the house needs painting.
6. The air conditioner is a 5 ton unit and it is approximately 11 years old. Today it's too cold to operate. I recommend having the seller verify that it will work this following season. The air conditioner disconnect should have a 30 x 36" workspace.
7. The roof is asphalt shingle. The shingles appear to be approximately 3 years old. The shingles are in good condition.
8. An upper East window weather stripping is loose.
9. It is recommended to have one square foot of ventilation per 150 sq. ft. of ceiling area. This would be through the soffits and through the roof. The soffit vents are small. You would need 18 of the soffit vents per thousand square feet.
10. The step at the front exterior stoop is large. This could be a tripping hazard.
11. The sprinkler system was not in service and not inspected. I recommend getting the paperwork work verifying it was properly winterized and it will work this following season.
12. The house has 2-40 gallon water heaters. They are new. They both passed the carbon monoxide test.
13. The furnace is a 154,000 BTU unit input. It is 21 years old. It passed the carbon monoxide test. I would budget for its replacement in the near future.
14. Electronic air filter works properly.
15. The humidifier does not work and needs to be serviced.
16. The drainpipes for the basement kitchen have vent tees and elbows. The plumbing is not vented. It appears to have been done by a nonprofessional. This will cause the drain traps to siphon and it clog more easily.
17. The basement has two window screens which are torn. One basement window screen is missing.
18. Electrical panel is a 200 amp panel. The wire main is copper. All the branch circuits appeared to be properly wired. The panel was grounded and bonded.
19. The basement kitchen counter has two outlets which are not GFCI protected. This is a safety concern. All kitchen counter outlet should be GFCI protected.

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20. The icemaker was turned off to the basement refrigerator. The icemaker could not be tested at the time of the inspection.
21. The basement range hood duct is a corrugated pipe. This is not allowed. The pipe can catch grease and is a potential fire hazard.
22. The laundry room should be vented for combustion air. There should be at least 100 sq. in. of ventilation. There should be one vent high and one vent low on the dividing wall of the laundry room to the rest of the house.
23. The dryer did not heat up. The dryer vent was disconnected and is plastic. Plastic dryer vents have a higher tendency to catch on fire. It is recommended to install a metal one.
24. The end of the fireplace log starter has a leak. I recommend installing a proper cap on it.
25. The screen to the kitchen patio door is hard to open and close.
26. Today's standards require GFCI outlets on all kitchen counter outlets. There are two kitchen counter outlets which are not GFCI protected. This is safety concern.
27. The left front in the right rear stove burners did not ignite by themselves.
28. The ice and water dispenser did not work on the kitchen refrigerator.
29. The upstairs has seven windows with broken seals. They are marked with the green dot.
30. The upstairs Hall bathroom tub spout leaks while the shower is on.
31. The whirlpool tub pump does not have an access panel. This will make it very difficult to change or fix the pump in the future.
32. The attic's have approximately 12 inches of insulation. This would be an R-value of 38. The attic is well insulated.
33. Today's standards require smoke detectors in all the bedrooms.
34. I did not see any carbon monoxide monitors.

EXTERIOR

General grading -satisfactory

Grading close to the building - satisfactory

Sidewalk and walkway - concrete and satisfactory

Driveway - asphalt

Retaining wall – not available

Trees and shrubbery - see summary

Fencing - not available

Exterior doors -see summary

Exterior windows and skylights - see summary

Exterior wall coverings - brick and wood siding

Exterior trim - wood

Chimney – masonry

Garage/carport (exterior) – satisfactory

Outbuildings – not available

Porch – not available

Deck/balcony – wood in satisfactory

Patio - not available

Roof coverings - asphalt shingle

How observed: rooftop

Visible roof leaks: none

Flashing -aluminum and galvanized steel

Gutter and downspouts - aluminum

STRUCTURAL

Type of building - residence

Roof type - hip

STRUCTURE

Foundation - poured concrete

Posts/columns - steel beams and columns

Floor structure – wood framed

Wall structure -wood framed

Roof structure – 2 x 10- 16 inch on center with plywood sheathing

Is there any moisture damage? No

Are there any signs of abnormal condensation? No

Are there any major structural defects noted which is not normal for condition and its age? No

BASEMENT (or lower-level)

Basement type - full

Walls - drywall

Ceiling- drop ceiling

Is there limited visibility due to extensive basement storage? No

Floor - concrete and ceramic tile

Floor drains - not available

Sub pump - satisfactory

Ejector pump - satisfactory

Basement dampness -none

HEATING

Fuel supply

Supply type - gas

Main shutoff location - on the side of the gas meter

Heating system location - basement

Fuel type and shut off location - gas and on the side of the furnace

Heating system type - forced air

Capacity - 154,000 BTU unit input

Age - 21 years

Did the furnace fire up when I operated it? - Yes

Filter type – electronic

Is their humidifier and was it tested? – Yes and it does not work

Heat distribution - ductwork

Is there a heat source in all rooms? Yes

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COOLING

Cooling system type and location - central

Condensing unit capacity and age – 5 ton unit 11 years old

Was the air conditioner tested? It was too cold to test

ELECTRICAL

Service entrance cable

Capacity amps - 200

Capacity volts - 220

Conductor material - copper

Service line entrance - underground

Main panel box

Location - basement

Capacity of main disconnect - 200

Grounded? Yes

Bonded? Yes

Are there circuit breakers or fuses? Circuit breakers

Are there any arc fault breakers? No

Arc fault breakers have ample known to minimize electrical fires.

Circuit breaker quantity: ample

Are there any over fused circuits? No

Are there any double tap breaker? No

The branch circuit wiring type - copper

The branch circuit wiring method - conduit

Subpanel location - none

GFCI outlets locations: exterior, garage, kitchen and bathrooms

Outlet and fixtures

Random testing – yes

Are there any with reverse polarity? No

Are there any with an open ground? No

Are there any with that open neutral? No

KITCHEN AND THIER APPLIANCES

Cabinets and countertops - satisfactory

Sink and disposal - see summary

Dishwasher and its air gap - satisfactory

Range and oven - gas and electric

Refrigerator - see summary

Other appliances which were inspected – none

Floor coverings - ceramic and wood

Range hood ventilation and light - vented to the outside and see summary with range light

Clothes washer - satisfactory

Clothes dryer - see summary and gas

PLUMBING AND THE BATHROOMS

Water service entrance pipe

Water supply – public

Inspecting wells is not part of the inspection

Pipe type - copper

Main shutoff location -basement

Water supply pipe type -copper

Water flow tested? Yes

Leaks - none

Cross connections - none

Hose bib type - Frost free

Tested - yes

Drain/Waste/Vent

Type - PVC and cast-iron

Slow drain - not visible

Leaks - none

Waste disposal - public

Inspecting septic systems is not part of the inspection.

Water heater number 1 –

Type - gas

Fuel cut off location - on the side the water heater

Capacity – two – 40 gallon unit

Pressure release valve and extension - satisfactory

Bathroom number one (location) -basement

Bathroom fixtures and amenities - vanity, sink, toilet and tub

Bathroom ventilation - fan

Shower wall - ceramic

Bathroom floor - ceramic

Are there signs of leaks? – No

Bathroom number two (location)-first floor

Bathroom fixtures and amenities – vanity, sink, toilet and shower

Bathroom ventilation – fan

Shower wall – ceramic

Bathroom floor – ceramic

Are there any signs of leaks? – No

Bathroom number three (location) - upstairs Hall

Bathroom fixtures and amenities - vanity, sink, toilet and tub

Bathroom ventilation - fan

Shower wall - ceramic

Bathroom floor - ceramic

Are there signs of leaks? -No

Bathroom number four (location) – master

Bathroom fixtures and amenities-toilet, shower, tub, sink and vanity

Bathroom ventilation- window and fan

Shower wall-ceramic

Bathroom floor-ceramic

Are there any signs of leaks?-No

INTERIOR

Floor type-wood and wall-to-wall carpeting

Wall type-drywall

Ceiling type-drywall

Stairs/railings -satisfactory

Doors (inside) -satisfactory

Window type-aluminum clad insulated casement windows

Skylights and roof windows -satisfactory

Are there any moisture stains? No

Fireplace

Flue liner type -clay

Personally observed – rooftop and firebox

Fireplace type – masonry

Is there gas start or gas log? Gas start

Does the chimney needs cleaning? No

Garage/carport

Type-connected

Is there garage door operator? Yes

Does the operator work properly? Yes

Does the safety reverse work? Yes

ATTIC

Access type-scuttle hole

How it was inspected-inside

Are there any moisture stains? Yes, condensation

Is there storage inside the attic? No

Does the attic have a floor? No

Insulation

Type -fiberglass

Average thickness-12 inches

Approximate R-value-38

Is there a visible vapor retarder? No

Attic ventilation type-soffit and roof vents