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Buyers Home Inspection Report

Client(s): **Beautiful People**

Property address: **109 Pleasant Street
Sunnyville, IL 70000**

Inspection date: **May 1, 2008**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General information

Report number: Sample
Structures inspected: Single Family Home
Type of building: Single family
Age of building: 5 Years
Time started: 3:30
Time finished: 6:30
Inspection Fee: \$***.**
Payment method: Check
Present during inspection: Client(s), Property owner(s), Realtor(s)
Occupied: Yes
Weather conditions: Clear
Temperature: Hot
Ground condition: Dry
Front of structure faces: North
Main entrance faces: North
Foundation type: Finished basement
The following items are excluded from this inspection: Water softener system

1) *Safety, Repair/Replace* - This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2) *Comment* - Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated.

Exterior

Footing material: Poured in place concrete
Foundation material: Poured in place concrete
Apparent wall structure: Wood frame
Wall covering: Vinyl
Driveway material: Asphalt
Sidewalk material: Poured in place concrete, Brick
Exterior door material: Solid core steel

3) *Safety, Repair/Replace* - Handrail(s) at some stairs are ungraspable and are a safety hazard. Handrails should be sized and shaped so your hand can encircle them. A qualified contractor should make repairs or modifications as necessary. For example, replacing existing handrails or installing additional handrails.

4) *Safety, Maintain* - One or more hornet, bee and/or wasp nests were found. These can pose a safety hazard. Nest(s) should be removed as necessary.

5) *Repair/Replace* - One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.

Roof

Roof inspection method: Traversed
Roof type: Cross gable
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 5 Years
Gutter & downspout material: Aluminum
Roof ventilation: Adequate

6) *Repair/Replace, Evaluate* - Roofing nails in one or more areas have loosened or backed out. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary, such as reseating nails and applying sealant.

7) *Comment* - Roof sheeting and rafters are not fitted together in a workman like manner resulting in a very noticeable bulge in the roof sheeting. Clients may wish to have this repaired for aesthetic value.

Garage

8) *Safety, Repair/Replace, Evaluate* - One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.

9) *Safety, Repair/Replace, Evaluate* - The auto-reverse mechanism on the vehicle door opener requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpsc/pub/pubs/523.html> or <http://www.ohdstl.com/safety.html>

10) *Safety, Repair/Replace, Evaluate* - The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature were inoperable during the inspection. This is a safety hazard, especially for small children. A qualified contractor should evaluate and make repairs or replace components as necessary. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpsc/pub/pubs/523.html> or <http://www.ohdstl.com/safety.html>

11) *Safety, Repair/Replace, Evaluate* - One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

12) *Repair/Replace, Comment* - Some areas of the garage floor do not have adequate slope to allow for drainage and may allow water to pond when parking wet vehicles in the garage. Clients should be aware that wet garage floors can contribute to slips and falls. Recommend qualified technician repair garage floor to improve drainage.

13) *Comment* - Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access because of stored items.

Attic

Inspection method: Viewed from hatch

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Mineral wool roll or batt, Cellulose loose fill

Insulation depth: 14"

Insulation estimated R value: R38

14) *Repair/Replace* - One or more exhaust fans terminate in the soffit vent. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified contractor should install ducts and vent caps as necessary and as per standard building practices so exhaust air is vented outside. Better building practices call for R8 rated insulation on these ducts.



Photo 1

15) *Minor Defect* - No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.

16) *Minor Defect* - No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from entering attic.

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 200
Service voltage (volts): 120/240
Location of main disconnect: Breaker at top of main service panel
Service entrance conductor material: Copper
System ground: Cold water supply pipes
Main disconnect rating (amps): 200
Branch circuit wiring type: EMT
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: Yes

Water heater

Estimated age: 5 Years
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40
Manufacturer: State
Model: GS640XBRT
Water temperature (degrees Fahrenheit): 120

Heating and cooling

Estimated age: 5 Years
Primary heating system energy source: Natural gas
Primary heat system type: Forced air
Primary A/C energy source: Electric
Primary Air conditioning type: Split system
Distribution system: Sheet metal ducts
Manufacturer: Carrier
Model: 699TA110-16
Filter location: At the base of the furnace

17) *Repair/Maintain* - Air conditioner condensate tray drain line seal leaks at the furnace. Over time this condition will cause the furnace cabinet to deteriorate due to rust. Recommend repairing seal.

18) - Furnace and air conditioner appear to be appropriately sized for this house.

Plumbing and laundry

Location of main water shut-off valve: At Water Meter

Location of main water meter: North Wall of Basement Utility Room

Location of main fuel shut-off: At Gas Meter West Side of House

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

19) *Safety, Repair/Replace, Evaluate* - No ground fault circuit interrupter (GFCI) protection device is visible for the sump pump electric supply. A qualified electrician should determine if a GFCI protection device (receptacle or circuit breaker) exists for the sump pump and install one if missing to reduce the danger of electric shock.

20) *Comment* - The clothes washer had clothing in it and was not operated during this inspection. The inspector was unable to fully evaluate the washer and its drain line.

21) *Comment* - A sump pump is installed on the premises. This may indicate that water accumulates inside or below the structure. Recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates.

22) *Comment* - The inspector was unable to test the sump pump due to no source of water. The sump pump was not fully evaluated.

Fireplaces, woodstoves and chimneys

Fireplace type: Metal prefabricated

Chimney type: Metal

Basement

Insulation material underneath floor above: Styrofoam

Pier or support post material: Steel

Floor structure above: Solid wood joists

23) *Repair/Replace* - Fireplace is installed over one of the basement windows limiting light entry and completely rendering the window useless as a point of egress. Recommend relocating or installing additional window to improve egress and light entry.

24) *Monitor, Comment* - Several cracks were noted in the basement floor. The cracks are typical concrete shrinkage cracks caused by concrete curing and do not appear to be a structural concern, however recommend monitoring to ensure this condition is stable.



Photo 2



Photo 3

25) *Comment* - Basement is finished and the inspector was not able to evaluate all areas.

Kitchen

26) *Repair/Replace* - The range hood fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.

Bathrooms

27) *Repair/Maintain* - Caulk is missing or deteriorated along the base of one or more showers, where the shower walls meets the shower pan. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

28) *Evaluate, Comment* - One or more water supply lines show evidence of a previous leak. There were no leaks at the time of the home inspection. However recommend monitoring as a potential source of a leak in the future.

Interior rooms

29) *Comment* - Very minor nicks and blemishes were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



Photo 6

Inspecting and educating to protect our clients and their loved ones health, wealth and safety.

