



1623 Carol Street  
Downers Grove, Illinois 60515  
Inspection Report for Property at:

Private Home Inspection for:



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This report presents the results of our inspection of the above referenced property performed on March 25, 2017. This report is based on a visual inspection of the accessible areas of the property. The scope of this inspection conforms to the current Standards of Practice of the American Society of Home Inspectors and the State of Illinois Office of Banks and Real Estate. Only those items whose condition is specifically reported on in this report are included in the scope of this inspection. Items not specifically reported in this report are not part of the scope of this inspection. This report should not be construed as a guarantee or warranty as to such condition. Any comments made with respect to insect damage are offered as a result of visual inspection of structural members only and should not be construed as representing an inspection for wood destroying insects.

Smoke detectors, carbon monoxide detectors, security systems and sprinkler systems are not included in this inspection. Safety devices such as these should be checked regularly.

The information contained herein constitutes the entire report of the inspection of the premises and supersedes any oral discussions, comments or opinions made in connection therewith. This report is intended for your sole use. No other party should make any decisions on the basis of this report.

You should be aware that any structure built prior to 1978 has the potential of containing lead based paint. Lead based paint poses a potential health hazard. This inspection did not include any investigation for lead based paint. If this is an issue of concern, we recommend that you consider having this property tested.

Please refer to the Home Inspection Contract Agreement document for details as to what items are excluded from this inspection.

I hope this report serves your needs. Please feel free to contact us if there any questions.

*Mike Krueger*

Mike Krueger ACI, IAQT  
President, Ace Inspection Services  
Illinois License # 450.001014

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## 2 – General Information

Name of Inspector: Mike Krueger Illinois License # 450.001014

Client's Agent:

Name:  
Company:  
Phone:

Seller's Agent:

Name:  
Company:  
Phone:

Payment:

Paid by Check:  
Check  
Amount:

*Thank you*

Start time of inspection: 2:30 PM Finish time: 5:00 PM

Present at Inspection:

Buyer  
Buyer's Agent

Is the home occupied? Yes

Main front entry is facing: West

Recent rain: Yes

Estimated outdoor temperature: 51 degrees Fahrenheit

Skies: Overcast

Style of home: 2-Story

Age of home: 25 years

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## 3 – Roof

Roof style: Gable

Roof seen from: Walk on

Number of Layers of roofing: 1

Estimated age of roof: 6-8 years

Estimated remaining life of roof: 17-19 years

Roofing material: 340 lb. fiberglass/ asphalt laminated shingles.  
*Comments:* appears in average condition.

Flashing and Joint material: Galvanized steel/tin or aluminum  
*Comments:* Kick out flashings are missing. These divert runoff to the gutter.



Gutters and Downspouts: Aluminum  
*Comments:* The gutter system appeared to be in serviceable condition at the time of inspection. Keep gutters clean and seams sealed to allow proper control of run-off. Recommend extending downspouts 3-5 feet away from home to improve drainage. The section of rear garage gutter is pitched towards the house away from the downspout.



Chimney material: Masonry. Keep the chimney cap well sealed to exclude moisture. There are cracks/gaps in the concrete chimney cap. These are not a structural concern but should be sealed to prevent moisture penetration.





Soffits and Fascia: Aluminum

*General roof comments:* Recommend keeping the tree branches trimmed away from roofing to prevent future damage to roofing materials.



**Limitations of Inspection:** Visible and accessible components only.

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## 4 – Exterior

Siding: Brick Veneer & Cedar

*Comments:* Several sections of the cedar siding cupping & cracking. This creates a potential moisture penetration.



Window material: Vinyl

*Comments:* Andersen®

Window Type: Double Hung

Window Glazing: Double pane

Window screens: yes

Exterior Door material: wood and metal

*Comments:* Two 1<sup>st</sup> floor patio doors do not lock properly. Wood rot was detected on the front entry door trim.



**Walks, Driveway, Steps and Railing:**

*Comments:* The concrete driveway has settled at the garage. Keep driveway cracks sealed to prevent deterioration. The front walkway is raised creating a trip hazard. Recommend handrails at deck stairs for safety. The deck obstructs removal of the electrical meter access panel. The tankless water heater exhaust requires a minimum two feet clearance from the deck. Wood rot was detected on the master bedroom balcony deck boards.



**Trim material: Wood & aluminum**

*Comments:* Appear Serviceable.

**Garage door opener:**

*Comments:* The garage door opener is equipped with an auto-reversing safety feature. Recommend testing this feature periodically. Recommend obtaining the code and operating instructions for the door outside keypad.

*General Exterior Comments:* Several areas of exterior surface have bare wood and peeling paint. These should be kept well painted to protect against future deterioration.

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## 5 – Foundation & Structure

Foundation wall material: Concrete

Basement Floor: Concrete

Structural wall material: Wood studs

Structural floor framing: 2 x 10 x 16 o.c

Structural beam material: Steel

Structural column material: Steel

*Foundation Comments: Settling cracks in foundations occurs as a result of past movement in the walls and/or footing and are very common. Comments made in this report regarding foundation cracks are based solely on observations made at the time of this inspection and are not based on any engineering evaluations. Future movement of the foundation can occur with changes in soil conditions or foundation loads, which cannot be foreseen. If you have continuing concerns about the foundation we recommend you seek the counsel of a professional engineer.*

**Basement Drainage System:** House has two sumps. One sump is used to collect sanitary waste and pumps to the sanitary drain system. Other sump is used to collect ground water and pumps outside.

**Site Drainage:** Slopes away

**Basement ventilation System:** Windows. Window wells should be cleaned out and the drains flushed to ensure proper drainage. Keep window wells free of debris to allow proper drainage. This is best done by covering the window wells.



**General Foundation and Structural Notes:** The home is equipped with a radon mitigation vent system. The sump lid has been sealed as part of Radon mitigation.



**Limits of Inspection:** The foundation inspection is limited to only accessible and visible areas of the foundation components.



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## 6 – Electrical

Wiring type: Conduit & BX

Wiring: Copper

Main Panel: 120Volts – 240V, Amps - 200amp

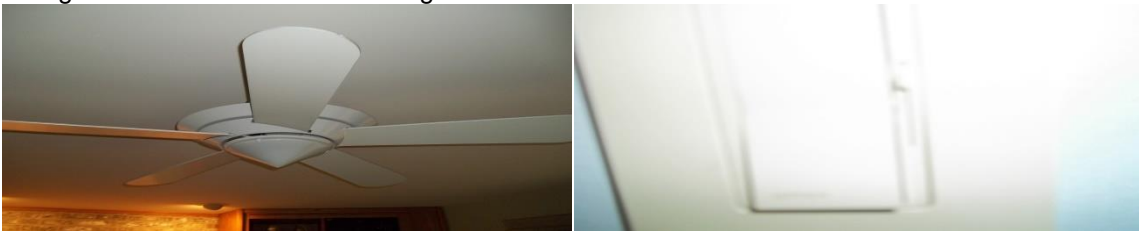
Location: basement

Circuit protection: circuit breakers

Room for expansion: yes

Exterior service and meter: 3 conductors underground

Interior light fixtures: There is no light switch at the bottom of the basement stairs. This may not be in compliance with local electrical ordinances. The family room fan light does not operate. The dining room dimmer switch is damaged.



Outlets: The front exterior ground fault outlet did not trip when faulted. Recommend this be corrected for safety. The master bedroom North outlet is damaged. Recommend replacement for safety.



GFCI Receptacles: Ground fault receptacles in kitchen, basement, bathrooms & garage test OK. Retest each month. Recommend converting all outlets in kitchen & exterior to GFCI for added protection.

*Electrical Comments:* The main panel appears to be professionally installed.



**Limitations of Inspection:** Visible and accessible components only.



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## 7 – Plumbing

Water Supply: City

Sewer Supply: City

Main water line material: Copper

Supply water line material: Copper

*Comments:* The main supply comes under ground from the city.

Main shutoff valve: Meter

Location: basement



Interior water pressure: Water pressure was adequate throughout the home.

Interior waste lines: Cast iron, PVC

*Comments:* Overhead sewer

Type of Water Heater: Gas tankless. 199,000 BTU, 200 gal/hr. recovery, Manufactured 2007

*Comments:* Rheem®. Recommend water softener & water filter be removed if not in use.



**Limitations of Inspection:** Visible and accessible components only.

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## 8 – Heating

Type of system: Gas Forced Air. Carrier®

Estimated age of system: 25 years      Estimated remaining life of system: unknown

System capacity: 110,000 BTU

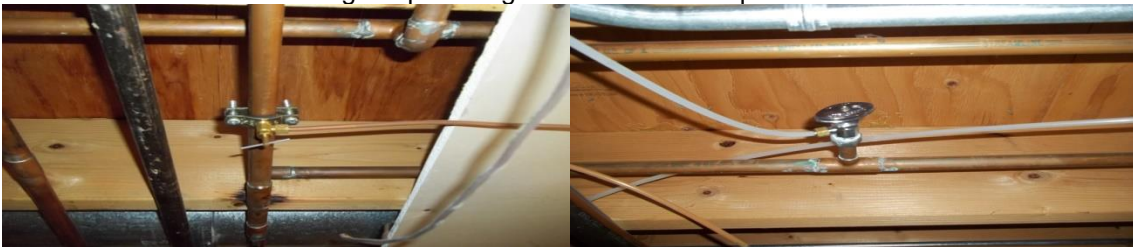
Number of Zones: 1.

Filter: 20x25x 1 - Change filter elements regularly.



Thermostat: Mechanical

*Comments:* The furnace is a higher efficiency type equipped with induced draft and electronic ignition. Before each winter, clean humidifier and replace element as necessary. Remember to close humidifier damper during summer. The humidifier water supply valve is a pipe clamp type. These are known to fail. A regular plumbing shutoff valve is required.



*It is recommended that a thorough cleaning and inspection of the heating system be made by a qualified heating contractor to ensure safe and proper operation.*

**Limits of Inspection:** Most of the heat exchanger is not visible and is not represented in this inspection report.

Fireplace:

Material: masonry  
Fired by: gas/wood  
Flue: clay tile

*Comments:* There are several cracks and gaps in mortar joints in walls of firebox. These should be repaired as needed for safe and proper operation. Recommend cleaning ash cleanout in basement. The gas control valve is located inside a cabinet. This does not meet NFPA regulations require fireplace gas valves to be visible & readily accessible.





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## 9 – Air Conditioning

Equipment: Electric powered, central. Carrier®

Age of system: 19 years

Estimated remaining life of system: unknown

*Comments:* Outside temperature is too cold to safely operate A/C unit. The A/C unit should be operated and checked by a qualified HVAC contractor before closing if possible. The unit is not level. Recommend repairing pipe insulation.



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## 10 – Bathroom(s)

Powder room: OK

Hall Bathroom: OK

Master Bathroom: There is no access to service the whirlpool tub pump motor.

*General Comments:* All fixtures appear to function properly.

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## 11 – Interior

Flooring: Tile and wood

Handrails: Wood

Wall material: Drywall

Ceiling material: Drywall

Doors: Wood

Trim: Wood

*Comments:* Minor drywall blemishes, cracks and nail pops were noted.

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## 12 – Insulation/Attic

Type of Insulation: Walls: 3 ½ inch fiberglass = R-11  
Attic: 10-12 inches fiberglass = R-30

Attic Framing: 2 x 8 x 16 o.c.

Attic Ventilation System: adequate

*Comments:* Bathroom vent ducts have come loose in the attic. Recommend they be extended up to roof vent to insure proper venting.



**Limitations of Inspection:** Visible and accessible components only. Sections of the attic space are inaccessible.

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## 13 – Kitchen and Appliances

Oven/Range: Gas LG®. Appears Functional

Dishwasher: Bosch®. The drain discharge is configured improperly. Local plumbing ordinances require the dishwasher discharge to be connected to a tailpiece not the waste disposal.



Sink: Appears serviceable

Garbage Disposal: The drain assembly is improperly configured. Local plumbing ordinances require the waste disposal to be trapped separately to the main drain.





Counters: Appear Serviceable

Refrigerator: Kitchenaid®. The icemaker is turned off. Recommend checking this prior to closing.

Laundry: Laundry area has hookup for gas or electric dryer. Washer/Elec. Dryer: Maytag® & Kenmore®. Appear Functional

*Comments:* All appliance, counters and cabinets appear to be adequate.

**Limitations of Inspection:** Visible and accessible components only. Remarks contained do not imply a guarantee or warranty.

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## 14 – Summary

Smoke/fire alarms are present, but were not tested as part of this inspection. Check these prior to occupancy and twice a year thereafter.

Effective January 1, 2007, the Illinois Carbon Monoxide Detector Installation Law mandates CO detectors in all single and multi-family residences with CO generating sources. Detectors must be installed within 15 feet of every room used for sleeping purposes.

The lawn irrigation & audio systems were not checked as part of this inspection. Recommend having seller or installer demonstrate proper operation and maintenance.

Remind the sellers to leave behind the owner's manuals for the equipment and appliances.

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