



# KNOW-HOWE Home Services, Inc.

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## Home Inspection Report

Prepared For:

**James Smith**

Property Address:

**268 N. Fairlawn**

**Mundelein, IL**

Inspected on Sun, Mar 8 2015 at 7:29 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Client's Signature:	
Property Type:	Single Family
Stories:	One
Approximate Age:	50+ Years
Age Based On:	Listing
Bedrooms/Baths:	3 Beds
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Cold
Soil Condition:	Snow
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent, Owner

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level, Negative have at southeast corner. Condition: Marginal
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Asphalt, Some cracking present Condition: Marginal
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Not Present

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Aluminum Siding Condition: Satisfactory
Exterior Trim Material:	Aluminum Condition: Satisfactory
Windows:	Vinyl, Aluminum Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory
Balconies:	Not Present
Railings:	Metal, Some general Maintenance needed. Condition: Marginal

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Hip
Roof Covering:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	10 + Years, Confirm With Seller.
Ventilation Present:	Not Inspected
Vent Stacks:	Metal Condition: Satisfactory
Chimney :	Metal Condition: Some rust at chimney.
Sky Lights:	Not Inspected
Flashings:	Not Present
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Downspout extensions not present

(Roofing continued)



Comment 1:  
Access to attic was restricted.

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: No major issues at time of inspection
Signs of Water Penetration:	Moisture, Mildew
	Condition: Southeast floor of basement.
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Squeaks were observed
Wall Structure:	Wood Frame
	Condition: Satisfactory

## Attic

Attic Entry:	Basement stairway
Roof Framing Type:	Not Inspected
Roof Deck Material:	Not Inspected
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Not Inspected



Comment 2:  
Portions of the attic were not inspected.

(Structure continued)

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

Vapor Retarder:

Underfloor Insulation:

Ventilation Present:

Moisture Condition:

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Not Present
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	
Smoke Detectors:	Not Present

(Electrical continued)

**Comment 3:**

One double tap with undersized 14 gauge wire on 20amp, consult certified Electrician for further evaluation.

## Sub Panel

Location:

Service Line Material:

Overcurrent Protection:

Branch Circuit Wiring:

GFCI/AFCI Breakers:

## HVAC

HVAC System Type:

Central Split System

**Comment 4:**

Recommend compete cleaning and evaluation by a professional heating and air contractor.

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Basement

Type of Equipment:

Forced Air

Condition: Further Evaluation Required

Manufacturer:

Carrier

Heating Fuel:

Gas

Condition: Satisfactory

Input BTUs:

Output BTUs:

Approximate Age:

20+



(Heating continued)

Filter Type:	Electronic Condition: Further Evaluation Required
Output Temperature:	
Type of Distribution:	Metal Ducting Condition: Further Evaluation Required

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System Condition: Further Evaluation Required
Condenser Make:	Frigid air.
Condensor Size:	24,000 BTU (2 Tons)
Condenser Approximate Age:	
Expansion Coil Make:	
Expansion Coil Size:	
Expansion Coil Approximate Age:	
Condensate Drainage:	Condensate Pump Condition: Further Evaluation Required
AC Supply Air Temp:	
AC Return Air Temp:	
AC Temperature Drop:	

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Public
Waste Pipe Material:	Copper
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

## Water Heater

Manufacturer:	Richmond
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	12+
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	No



### Comment 5:

Small amount of corrosion on fitting connecting hot water heater to hot water supply pipe. Recommend evaluation by licensed plumber.

## Living Room

Flooring:	Wood
	Condition: Repair or Replace
Ceiling and Walls:	Cracks at living room ceiling to hall
	Condition: Marginal

(Living Room continued)



Comment 6:

No current or switched outlet under living room window. Evaluation by certified electrician recommended.

## Bathrooms



Comment 7:

GFI present but no power supplying it.

### Bathroom #1

Location:	Hall
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Loose connection at base. Condition: Further Evaluation Required
Bidet:	
Shower Walls:	Tile Condition: Marginal
Tub Surround:	Tile Condition: Marginal
Floor:	Tile Condition: Marginal
Ventilation Type:	Ventilator, Not operational Condition: Repair or Replace
GFCI Protection:	Not Present

(Bathrooms continued)

## Bathroom #2

Location:  
Bath Tub:  
Shower:  
Sink(s):  
Toilet:  
Bidet:  
Shower Walls:  
Tub Surround:  
Floor:  
Ventilation Type:  
GFCI Protection:

## Bathroom #3

Location:  
Bath Tub:  
Shower:  
Sink(s):  
Toilet:  
Bidet:  
Shower Walls:  
Tub Surround:  
Floor:  
Ventilation Type:  
GFCI Protection:

## Kitchen

Cabinets:	Wood Condition: Marginal
Countertops:	Laminated Condition: Marginal
Sink:	Double Condition: Marginal

(Kitchen continued)



Comment 8:



Comment 9:

Outlet to right of sink is improperly wired with open ground. Have evaluated by certified electrician.

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Not Present
Range:	Not Present
Cooktop:	Not Present
Range Hood:	Not Present
Refrigerator:	Whirlpool Condition: Satisfactory
Dishwasher:	Hotpoint Condition: Satisfactory
Microwave:	Not Present
Disposal:	Not Present
Washer:	Kenmore Condition: Satisfactory
Dryer:	Kenmore Condition: Satisfactory



Comment 10:

Dishwasher was wired with extension cord. Safety hazard have evaluated by certified electrician.

## Laundry

Built In Cabinets:

Laundry Sink:

Concrete double bowl

Condition: Satisfactory

Dryer Venting:

GFCI Protection:

Laundry Hook Ups:

Washer:

Dryer:

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Wood

Walls:

Painted Drywall

Condition: Marginal

Window Types:

Double Hung

Condition: Satisfactory

Window Materials:

Vinyl

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood

Fireplace:

Not Present

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Roofing

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1) Access to attic was restricted.

## Structure: Attic

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2) Portions of the attic were not inspected.

## Electrical

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3) One double tap with undersized 14 gauge wire on 20amp, consult certified Electrician for further evaluation.

## HVAC

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4) Recommend compete cleaning and evaluation by a professional heating and air contractor.

## Living Room

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5) No current or switched outlet under living room window. Evaluation by certified electrician recommended.

## Kitchen

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6)

7) Outlet to right of sink is improperly wired with open ground. Have evaluated by certified electrician.

(Report Summary continued)

## Kitchen: Appliances

8) Dishwasher was wired with extension cord. Safety hazard have evaluated by certified electrician.