

Home Check America Inspection Services

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3 Golf Center #400 Hoffman Estates IL 60195

Tel: 866-245-4663 Mobile: 815-715-6237

www.HomeCheckAmerica.net homecheckamerica@comcast.net

Confidential Inspection Report

Prepared For:

Pat and Sally

Inspection Address:

Annulet Dr., Rockton, IL

Inspection Date:

9/23/2007



GENERAL INFORMATION

Inspection Address: Annulet Dr., Rockton, IL
Inspection Date: 9/23/2007
Weather: Sunny - Temperature at time of inspection: 70
Inspected by: Denny McAuley

Client Information: Pat and Sally
Buyer's Agent: Ryan Petry
Tom Mckiski Realtors
4040 Charles St.
Rockford, IL 61108
Mobile: 815-262-1372
Email: ryanpetry@tommckiski.com

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Home Check America Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Home Check America Inspection Services and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the State of Illinois and the American Society of Home Inspectors (ASHI) and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Comments in the report are based on my interpretation of the various industry standards and practices. Be aware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample1

Section 1.0 - Roof

Composition Shingle Roof

Method of Evaluation

1.1 - We evaluated the roof and its components by walking on its surface.

Roofing Material

1.2 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

1.3 - Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

Flashings

1.4 - The roof flashings are in acceptable condition.

Gutters & Drainage

1.5 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Section 2.0 - Attic

Primary Attic

Attic Access Location

2.1 - The attic can be accessed through a hatch in the garage.

Method of Evaluation

2.2 - We evaluated the attic by direct access.

Common Observations

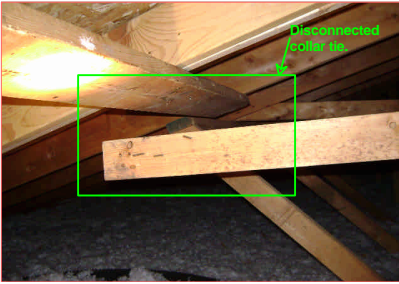
2.3 - The attic is contaminated by rodents, which is a significant health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.



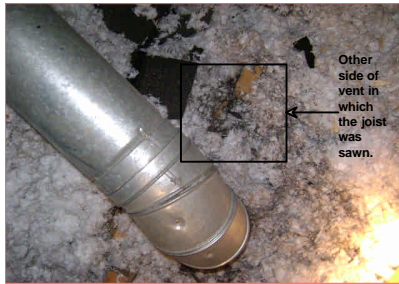
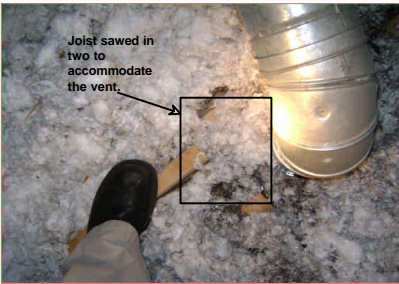
Framing

2.4 - Some of the collar-ties or sway braces are missing or damaged. This is not a serious structural deficiency, but one that should be reevaluated or serviced.

Some of the collar-ties or sway braces are missing or damaged - *Continued*



2.5 - One or more joists are either cracked, sawed off, or broken. This can affect the structure of the roof and lead to unwanted cracks in the walls. Recommend repair to the highest standards by a qualified contractor prior to closing.



Ventilation

2.6 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

2.7 - There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



Heat Vents

2.8 - The heat vents appear to be functional.

Plumbing Vents

2.9 - The drainpipe vents that are fully visible are in acceptable condition.

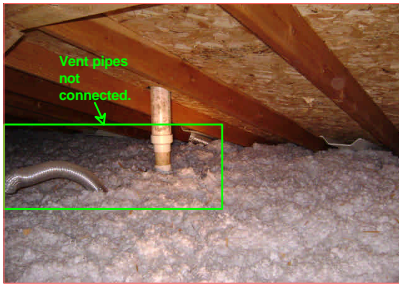
Exhaust Ducts

2.10 - The bathroom exhaust duct should be extended to an exterior vent port by a qualified contractor to the best standards prior to closing. If not repaired there is a possibility of mold developing in the attic.

The bathroom exhaust duct should be extended to an exterior vent port - *Continued*



2.11 - The bathroom exhaust duct is separated, and should be repaired by a qualified contractor to the best standards prior to closing.



Blown-In Cellulose Insulation

2.12 - The attic is insulated, with approximately nine-inches of blown-in cellulose, which meets or is close to current standards. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Section 3.0 - Exterior

Grading & Drainage

Interior-Exterior Elevations

3.1 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

3.2 - Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

Sump Pumps

3.3 - The drainage system includes a sump pump, in acceptable condition, which must be kept clean and monitored periodically or drainage problems could result. The sump pump is in acceptable condition.

House Wall Finish

House Wall Finish Type

3.4 - The house walls are finished with wooden siding.

3.5 - the house walls are finished with masonry bricks.

House Wall Finish Observations

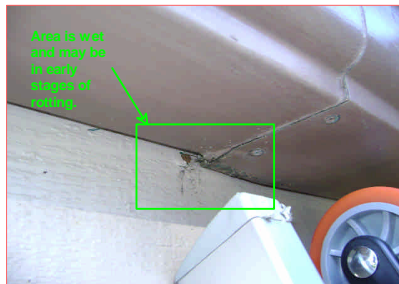
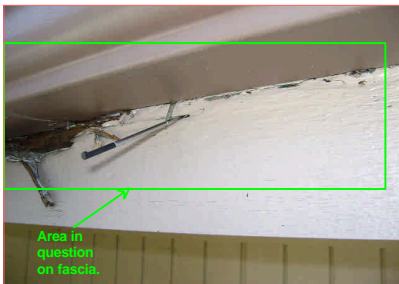
3.6 - The house wall finish is in acceptable condition.

3.7 - Found one or more wasp/hornet nests around the house near the roof line peaks and around garage overhead door. Recommend removal to keep pests away from the house as there may be individuals who may be allergic to insect stings.

3.8 - Could not find weep holes in some areas of the brick veneer siding. Without the weep holes there is a chance for moisture to remain between the veneer and cladding and create conditions for mold and/or rotting of wood. Recommend a qualified contractor install weep holes in the brick veneer.



3.9 - All or portions of the fascia are rotting or damaged. Recommend a qualified contractor make the necessary repairs.



Exterior Components

Driveways

3.10 - The driveway is in acceptable condition.

3.11 - Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

Walkways

3.12 - The walkways are in acceptable condition.

Fascia & Trim

3.13 - The fascia board and trim, and particularly that on the south facing side that is exposed to the sun, are in poor condition and should be serviced.

Exterior Wooden Doors

3.14 - The exterior doors are in acceptable condition.

Wood & Masonry Decks

3.15 - The wood deck is in acceptable condition, and should be maintained and periodically sealed.

Windows

3.16 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Outlets

3.17 - All of the exterior outlets should be upgraded to have ground fault protection.

3.18 - An outlet in the side yard of the house is defective but should be upgraded to have ground-fault protection, which is an important safety feature.

Lights

3.19 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

General Gas Components

Gas Main Shut-Off Location

3.20 - The main gas shut-off is located on the south side of the house.

Section 4.0 - Foundation

Various Hard Surfaces

Common Observations

4.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

4.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

4.3 - The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

4.4 - The ceiling structure consists of standard joists.

Identification of Roof Structure

4.5 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Basement

Basement Foundation Type

4.6 - The foundation is built over a basement and should meet commonly accepted standards. However, you may wish to have this confirmed by a specialist.

Method of Evaluation

4.7 - We evaluated the basement foundation by accessing and evaluating the components within.

Basement Observations

4.8 - The basement is accessible and in acceptable condition.

Structural Framing

4.9 - The columns and beams are in acceptable condition.

Poured Concrete Walls

4.10 - The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

4.11 - There are some relatively small vertical cracks in the poured concrete walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

There are relatively small cracks in the foundation walls that should be monitored - *Continued*



Stairs

4.12 - We have evaluated the stairs and landing, and found them to be in acceptable condition.

Section 5.0 - Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

5.1 - The main water shut-off is located in the basement.

Copper Water Pipes

5.2 - The potable copper water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

5.3 - The gas main shut-off valve is located on a side of the house.

Gas Supply Pipes

5.4 - The pipes that supply natural gas to the building are constructed of black steel.

5.5 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

Age Capacity & Location

5.6 - Hot water is provided by a unit manufactured in 2005, 40 gallon, located in the basement. The water heater was manufactured by Richmond. Model number is: RMLN 1205514480, Serial # 6G40S-36F.

Water Shut-Off Valve & Connectors

5.7 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

5.8 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

5.9 - The vent pipe is functional.

Relief Valve & Discharge Pipe

5.10 - The water heater is equipped with a mandated pressure-temperature relief valve and proper discharge pipe..

5.11 - The TPR (temperature pressure relieve) valve has the proper type of material, which can be copper, CPVC, or galvanized steel. The piping shall be the same material as used in the interior plumbing pipes.

Drain Valve

5.12 - The drain valve is in place and presumed to be functional.

Combustion Air Vents

5.13 - The water heater does have appropriate combustion-air vents.

Waste & Drainage Systems

Type of Material

5.14 - The visible portions of the drainpipes are ABS PVC or CPVC type.

Drain Waste & Vent Pipes

5.15 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Private Waste Disposal System

5.16 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Section 6.0 - Electrical

Main Panel

Service Entrance

6.1 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

6.2 - The residence is served by a 100 amp, 220 volt panel located in the basement on the foundation wall.

Main Panel Observations

6.3 - The panel and its components have no visible deficiencies.

Panel Cover Observations

6.4 - The interior panel cover is in acceptable condition.

Wiring Observations

6.5 - The residence is wired predominantly with a modern vinyl conduit known as Romex.

6.6 - There were one or more open grounds in the system when checking receptacles. Recommend a qualified electrical contractor make the necessary repairs.

Circuit Breakers

6.7 - There are no visible deficiencies with the circuit breakers.

6.8 - The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms.

6.9 - There is one or more GFCI's that are missing in areas that are required to have them within 3 feet of a water producing area and the exterior. The missing GFCI's are located in the hallway bathroom and the 1/2 bath in the laundry bathroom. Recommend a qualified contractor install the GFCI's per the best standards.

Grounding

6.10 - The panel is double-grounded to a driven rod and to a water pipe.

Section 7.0 - Heat-A/C

HVAC Split Systems

Age & Location

7.1 - Central heat and air-conditioning are provided by a single split-system. The condenser unit is located on the exterior of the house.

Common Observations

7.2 - The split-system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

Furnace

7.3 - The furnace is functional.

The unit was manufactured by Bryant in 1983 with 75000 BTU. Model # 394GAW02475. Serial # 3685A45274.

Vent Pipe

7.4 - The vent pipe has no visible deficiencies.

Circulating Fan

7.5 - The circulating fan is clean and functional.

Gas Valve & Connector

7.6 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

7.7 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

7.8 - The return-air compartment is in acceptable condition. The air filter size is: 16 x 25 x 1.

Evaporator Coil

7.9 - The evaporator coil is functional.

Condensate Drainpipe

7.10 - The primary condensate pipe discharges at a drain on the main floor.

Condensing Coil

7.11 - The condensing coil responded to the thermostat and is functional.

The unit was manufactured by Ruud. The manufacturers label was too faded to get model or serial number.

Condensing Coil Disconnect

7.12 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

7.13 - Insulation is missing from the refrigerant lines at the exterior coil, which will allow condensation to form and drip, and should be installed.

**Differential Temperature Readings**

7.14 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Thermostats

7.15 - The thermostat is functional.

Registers

7.16 - The registers are reasonably clean and functional.

Metal Ducting

7.17 - The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Section 8.0 - Fireplace

Family Room Chimney

Common Observations

8.1 - The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

8.2 - The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

8.3 - The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flashings

8.4 - The chimney flashings are in acceptable condition.

Chimney Flue

8.5 - The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

8.6 - The fireplace was inspected and found to be in acceptable condition.

Damper

8.7 - The damper is functional.

Hearth

8.8 - The hearth is in acceptable condition.

Section 9.0 - Interior

Indoor Environmental Issues

Environmental Observations

9.1 - We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Interior

Interior of home

9.2 - We have evaluated the interior of the structure , and found it to be in acceptable condition with exceptions as noted in the report.

9.3 - The floor decking is not attached to the joists per the best standards in the SE bedroom. Recommend securing the floor to the joists per the best standards.

Section 10.0 - Bathrooms

Main Bathroom

Size and Location

10.1 - The main bathroom is a three-quarter, and is located adjacent to the master bedroom.

No Recommended Service

10.2 - We have evaluated the main bathroom, and found it to be in acceptable condition.

Doors

10.3 - The door is functional.

Flooring

10.4 - The floor has no significant defects.

Walls & Ceiling

10.5 - The walls have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

10.6 - The window is functional.

Cabinets

10.7 - The cabinets are in acceptable condition.

Sink Countertop

10.8 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

10.9 - The sink and its components are functional.

Stall Shower

10.10 - The stall shower is functional.

Toilet & Bidet

10.11 - The toilet is functional.

Exhaust Fan

10.12 - The exhaust fan is functional.

Lights

10.13 - The lights are functional.

Outlets

10.14 - The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

10.15 - The hallway bathroom is a full, and located off the main hallway.

No Recommended Service

10.16 - We have evaluated the hallway bathroom, and found it to be in acceptable condition.

Doors

10.17 - The door is functional.

Flooring

10.18 - The floor has no significant defects.

Walls & Ceiling

10.19 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

10.20 - The window is functional.

Cabinets

10.21 - The cabinets are in acceptable condition.

Sink Countertop

10.22 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

10.23 - The sink and its components are functional.

Tub-Shower

10.24 - The tub/shower is functional.

Toilet & Bidet

10.25 - The toilet is functional.

Exhaust Fan

10.26 - The exhaust fan is functional.

Lights

10.27 - The lights are functional.

Outlets

10.28 - The outlets are functional and include ground-fault protection.

Section 11.0 - Kitchen

Kitchen**Doors**

11.1 - The door is functional.

Flooring

11.2 - The floor has no significant defects.

Walls & Ceiling

11.3 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

11.4 - The window is functional.

Sink & Countertop

11.5 - The sink and countertop are functional.

Cabinets

11.6 - The Lazy Susan under the counter is binding. Recommend adjustment so the device works as designed.

Valves & Connectors

11.7 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

11.8 - The sink faucet is functional.

Trap and Drain

11.9 - The trap and drain are functional.

Garbage Disposal

11.10 - The garbage disposal is functional.

Gas Range

11.11 - The gas range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

11.12 - The dishwasher is functional.

Exhaust Fan or Downdraft

11.13 - The exhaust fan or downdraft is functional.

Lights

11.14 - The light is functional.

Outlets

11.15 - All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Section 12.0 - Garage

Double-Car Garage

Entry Door Into the House

12.1 - The house entry door is not self-closing and is required to be in current building construction techniques to maintain the necessary firewall separation between a garage and living quarters. Recommend installing or repairing the self-closing hinge in place of one of the current hinges by a qualified contractor.

Garage Door & Hardware

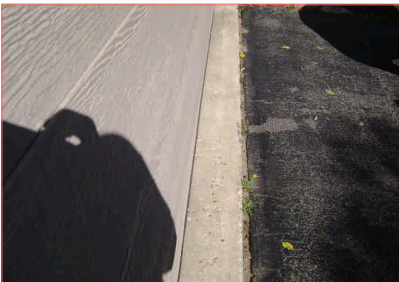
12.2 - The garage door hardware needs to be adjusted, so that the door is squarely aligned in its opening.



12.3 - There are one or more cracks in the lower panels that could affect operation of the door. Recommend repair/replacement of the tow panels.



12.4 - There is a bow in the lower sections of the overhead door, which can affect proper operation of the door. Recommend repair by a qualified contractor.



Home Check America Inspection Services

The experience you need and service you trust!

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Property Address: Annulet Dr., Rockton, IL
Inspection Date: 9/23/2007

Dear Pat and Sally :

Thank you for selecting Priority One Home Inspections, LLC to perform your inspection. Please feel free to contact me with questions you may have on the report, inspection or home anytime. If you need additional services such as Radon or mold testing we offer these services at an additional cost. You have support from me as long as you own your home or condo.

Here is some great information on how long appliances, cabinets, and other items in the house last. Click here: http://www.nahb.org/fileUpload_details.aspx?contentID=72475.

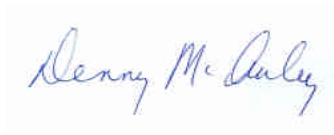
Feel free to visit our web site for additional information pertaining to homes in general: [www .PriorityOneHomeInspections.com](http://www.PriorityOneHomeInspections.com)

I would like to be your inspector for life, so feel free to contact me for help, because your peace of mind matters.

Thanks again for allowing me to work with you and best wishes on your new home!

Sincerely,
Denny McAuley

IL license: 450.0003154
Expires 11/30/2010

A handwritten signature in blue ink that reads "Denny McAuley". The signature is written in a cursive style and is positioned above a light blue horizontal line.

Home Check America Inspection Services

Summary Report

Client: Pat and Sally
Realtor: Ryan Petry, Tom Mckiski Realtors

Inspection Address: Annulet Dr., Rockton, IL
Inspection Date: 9/23/2007
Weather: Sunny
Temperature: 70

Inspected by: Denny McAuley

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Attic

Primary Attic

Common Observations

2.1 - The attic is contaminated by rodents and should be evaluated by an exterminator

Framing

2.2 - Some of the collar-ties or sway braces are missing or damaged

2.3 - A joist is cracked sawed off or broken

Electrical

2.4 - There are open electrical junction boxes that should be sealed

Exhaust Ducts

2.5 - The bathroom exhaust duct should be extended to an exterior vent port

2.6 - The bathroom exhaust duct is separated

Exterior

House Wall Finish

House Wall Finish Observations

3.1 - Fascia is rotting or damaged

Exterior Components

Fascia & Trim

3.2 - The fascia board and trim are in poor condition and should be serviced

Outlets

3.3 - An outlet in the side yard is defective but should be upgraded to have ground-fault protection

Electrical

Main Panel

Wiring Observations

6.1 - Open grounds in receptacles

Circuit Breakers

6.2 - Missing GFCI's

Garage

Double-Car Garage

Garage Door & Hardware

18.1 - The garage door hardware needs to be adjusted to align the door in its opening

18.2 - Cracks in overhead door

18.3 - Bow in overhead door