



SUMMARY

1234 Main St. Grayslake Illinois 60030

Buyer Name
10/07/2018 9:00AM

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This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance** issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

3.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

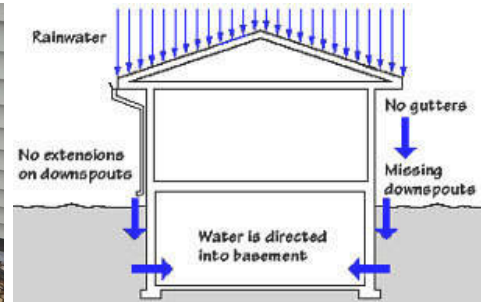
Moderate Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 4-6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

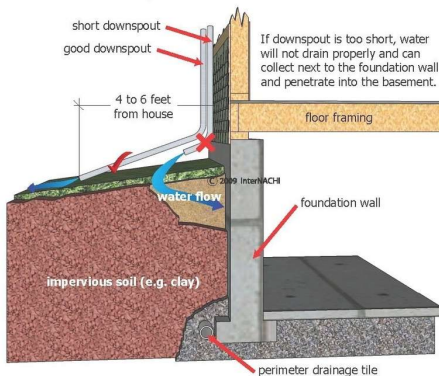
Recommendation

Contact a handyman or DIY project



gutters and downspouts

Downspout Extension Too Short



Importance of adequate downspout extensions

3.4.3 Flashings

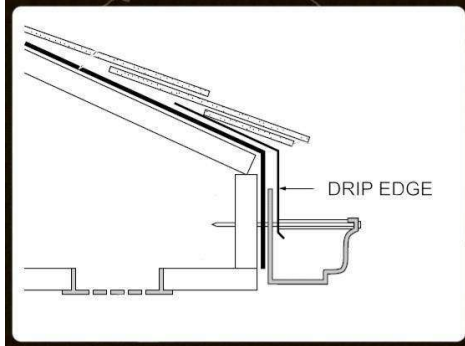
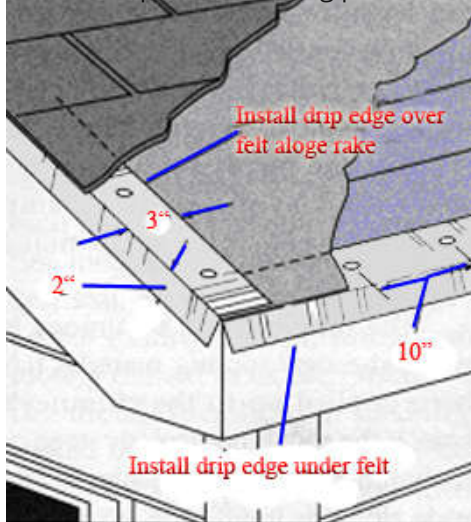
Moderate Item

ROOF EDGE FLASHING- IMPROPER OVERLAP

Roof edge flashing was improperly installed in places. When asphalt-saturated felt paper underlayment is used, it should overlap roof edge flashing at the eaves, and be overlapped by the flashing at the rakes. This condition may cause moisture damage to roof sheathing in the affected areas from wood decay and/or delamination. Any corrections should be made by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



3.4.4 Flashings

Moderate Item

ROOF EDGE FLASHING MISSING

NORTH RAKE EDGE

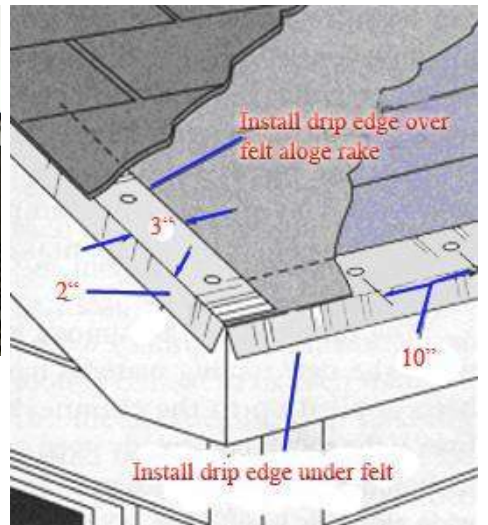
Areas of the roof were missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. Water is capable of running behind the gutter systems if no drip edge flashings are installed, which can lead to water damage / rot / decay of the soffit and fascia boards. The inspector recommends replacement of roof edge flashing in areas where it is missing. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



missing section of rake edge flashing



3.5.1 Skylights, Chimneys & Other Roof Penetrations

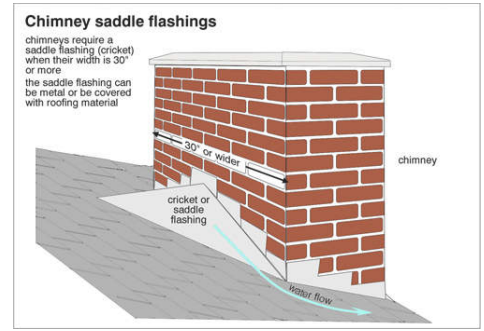
NO CRICKET, OVER 30"

The chimney may have no cricket. This could not be verified due to being unable to access the roof or view the East side of the chimney. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eaves). This chimney measured more than 30 inches in width. Recommend Monitoring as this could lead to moisture intrusion.

Recommendation

Contact a qualified roofing professional.

Moderate Item



4.1.3 Siding, Flashing & Trim

BRICK VENEER - BOWING / UNEVEN

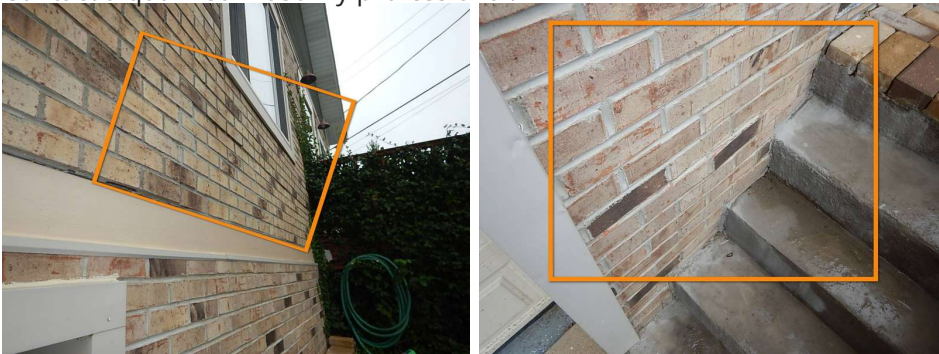
SOUTH

Areas of the brick veneer siding were showing signs of minor bowing. There appear to be no weep systems in place to allow for drainage of moisture from behind the veneer siding components. The masonry is porous, and may absorb water or moisture. It is recommended that this be evaluated by a qualified masonry professional and monitored closely. It is possible that the bowing may become more severe with time, and brick work could eventually start to become loose and experience mortar deterioration.

Recommendation

Contact a qualified masonry professional.

Moderate Item



4.7.1 Decks, Balconies, Porches & Steps

BRACING RECOMMENDED

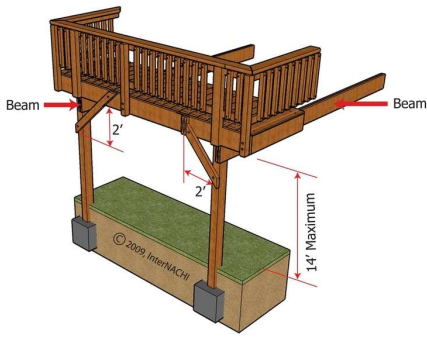
For elevated deck and porch structures it is strongly recommended that diagonal bracing be installed perpendicular or parallel to the support beams. The bracing will help the deck to resist lateral loads and shifting.

Recommendation

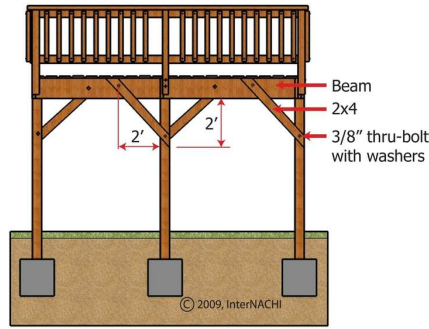
Contact a qualified deck contractor.

Moderate Item

Bracing Perpendicular to Beam



Bracing Parallel to Beam



4.7.2 Decks, Balconies, Porches & Steps

DECK - POST TO BEAM / GIRDER CONNECTIONS

Moderate Item

The connections between the supporting beams and supporting posts for the deck system do not conform with modern standards for safe deck construction. It is recommended that the connections be evaluated and upgraded by a qualified deck repair specialist to comply with modern and current deck building standards. To prevent beam rotation and resist lateral forces it is recommended that the beam or girder be connected to the supporting deck posts with approved metal connectors and hardware. Though this deck may have been built according to accepted standards at the time of its construction, any recommendations for upgrades or compliance with current standards are ultimately made with your safety in mind, and are recommended for repair.

Recommendation

Contact a qualified deck contractor.

Post to Beam Attachment



4.7.3 Decks, Balconies, Porches & Steps

DECK STAIRS - STRINGER ATTACHMENT

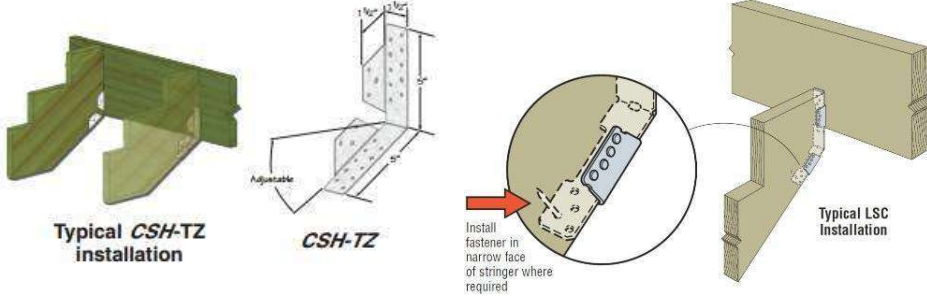
Moderate Item

The stair stringer systems at the rear deck appear to be poorly attached to the deck framing or home. Stringers should be attached to deck framing with approved stringer hangers rather than via end nailing. Nailed connections may not provide adequate attachment or shear strength resulting in a weak connection and stair structure.

A detailed description of the recommended practices for residential deck construction can be found here: [DCA6 - Prescriptive Residential Wood Deck Construction guide - 2015 IRC](#)

Recommendation

Contact a qualified deck contractor.



4.7.4 Decks, Balconies, Porches & Steps

DECK - SUPPORT POSTS UNDERSIZED

Moderate Item

It appears that the elevated deck structure is being supported by posts or columns which may be undersized according to modern accepted deck construction standards. It is recommended that the support posts be upgraded to a larger dimensional lumber size for added safety and support of the deck structure. Though these sized columns or posts may have been widely accepted during the era of construction for this deck, current modern accepted building and safety standards call for larger dimensional lumber (minimum 6"x6") to be used in this application. Consult with a qualified deck repair professional for further evaluation / repair / or replacement.

Recommendation

Contact a qualified deck contractor.



4.7.5 Decks, Balconies, Porches & Steps

HAND RAILING RECOMMENDED

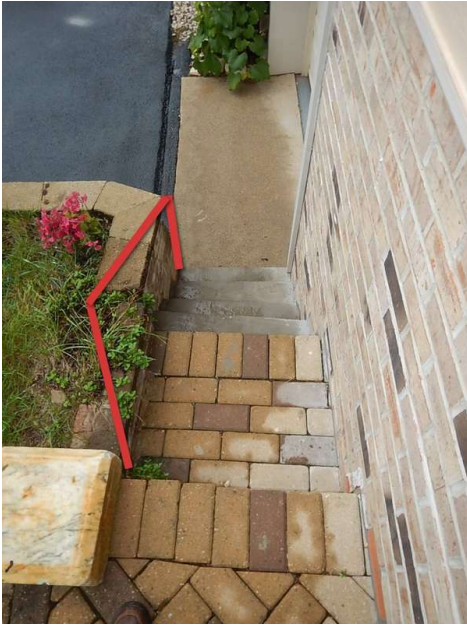
Significant and/or Safety Concern

FRONT @ GARAGE, FRONT TO LAKE

Steps are recommended to have a hand railing installed for safety. Lack of guard rail / hand rail may result in potential for trip or fall hazards.

Recommendation

Contact a qualified general contractor.



4.7.6 Decks, Balconies, Porches & Steps

JOIST HANGERS

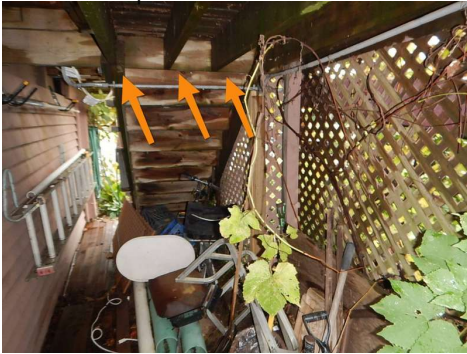
 Moderate Item

UPPER LANDING OF DECK STAIRS

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor. End nailing or toe nailing may not provide adequate attachment.

Recommendation

Contact a qualified deck contractor.



Joist Hangers

4.7.7 Decks, Balconies, Porches & Steps

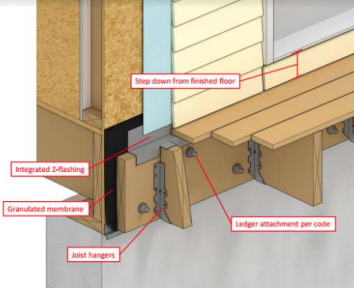
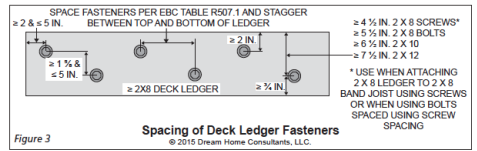
LEDGER BOARD IMPROPERLY INSTALLED

 Significant and/or Safety Concern

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor. Fasteners should be properly spaced and staggered across the length of the ledger board. Flashing is required per current building standards at the ledger to protect from rot / decay and should be strongly considered for older deck systems. Further information on deck construction can be found at: [DCA 6 Prescriptive Residential Wood Deck Construction Guide](#)

Recommendation

Contact a qualified deck contractor.



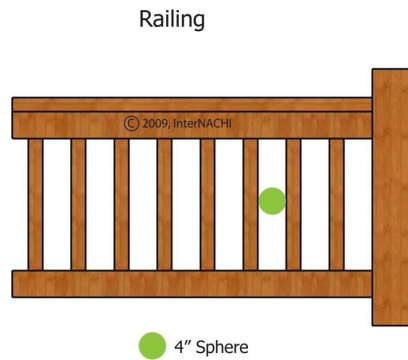
4.7.8 Decks, Balconies, Porches & Steps

RAILING UNSAFE

⚠ Significant and/or Safety Concern

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation
 Contact a qualified deck contractor.



4.7.9 Decks, Balconies, Porches & Steps

DECK - JOIST TO BEAM CONNECTIONS

⚠ Moderate Item

The method of attachment observed between the deck joists and the supporting cross beam appears to be inadequate and / or possibly insufficient. Each joist is recommended to be attached to the supporting beam by either toe nailing the joists to the beam AND providing blocking between each joist above the beam to prevent rotation - or - by using approved mechanical fasteners between the joist and beam. Joists may also be installed to the side of the beam with approved hangers, with the tops of the joist being flush with the top of the beam.

A detailed description of the recommended practices for residential deck construction can be found here:
[DCA6 - Prescriptive Residential Wood Deck Construction guide - 2015 IRC](#)

Recommendation
 Contact a qualified deck contractor.



4.9.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Moderate Item

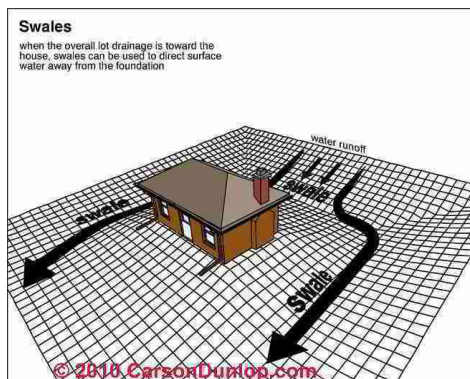
EAST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home. Where regrading is not possible, measures should be considered for controlling surface drainage to direct it away from the home, such as installation of drainage swales, or in-ground french drains / collection systems.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a foundation contractor.



negative grading @ East side of home

5.1.1 Foundation

WALL(S) BOWING/LEANING

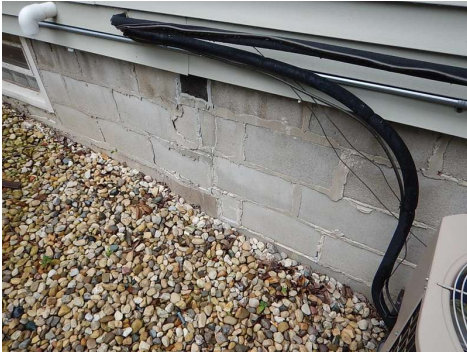
Significant and/or Safety Concern

NORTH

Foundation wall observed to be bowing and/or leaning. Further evaluation is recommended from a qualified foundation specialist or structural engineer. Amateur repairs are evident using caulks or sealants in an attempt to seal cracks in the block wall foundation.

Recommendation

Contact a qualified structural engineer.



5.1.2 Foundation

CMU'S - MODERATE CRACKING

NORTH, WEST

 Significant and/or Safety Concern

Concrete Masonry Unit (CMU) foundation walls had moderate cracking and stepped cracking visible in mortar joints. Cracking should be patched properly to avoid freeze damage and the cause of the cracking should be determined and corrected. It is recommended that you consult with a qualified foundation repair professional or structural engineer before the expiration of your Inspection Objection Deadline to discuss options and costs for stabilization, correction, or needed repairs.

Recommendation

Contact a foundation contractor.



5.2.1 Basements & Crawlspaces

EVIDENCE OF PEST / RODENT ACTIVITY

BASEMENT CLOSETS, EAST

 Moderate Item

Rodent droppings or bait stations were observed in areas of the home, along with strong odor of ammonia (urine). This may suggest there have been prior issues with pest control, and it is recommended that you consult with a qualified pest control professional for an evaluation. Pest control contractors can assess the home to determine if infestations are active, and identify / correct possible entry points.

Recommendations may be made for ongoing treatment programs to control and prevent future problems with rodents, insects, or pests. Pests and their remnants (scat), such as rodents, raccoons, bats, squirrels, etc may harbor diseases and infestations can potentially cause health concerns for the occupants.

Recommendation
Contact a qualified pest control specialist.



5.3.1 Floor Structure

SAGGING JOISTS - OVERSPANNING / UNDERSIZED

 Moderate Item

BASEMENT

Visible sagging of floor joists in the basement appeared to be the result of inadequate engineering design (overspanning or undersizing of the joists). You may wish to consult a qualified contractor / framing professional to determine the cost of any needed corrections. This condition is not uncommon in older / historic homes as building practices were not on par with modern construction and engineering designs.

As a result of the overspanned or undersized joists, some floor areas in the home may show signs of minor sloping or unevenness, or minor cracking may be observed in some wall or ceiling surfaces.

Although efforts to support sagging joists were visible in the basement area of the home (sistered joists), efforts were not uniform throughout the floor structure. The floor structure appeared to be basically stable, with some areas more stable than others.

Recommendation
Contact a qualified professional.



joists span 24" O.C. - modern dimensional lumber floor framing typically will span 16" O.C., by today's standards, 24" O.C. spacing is considered "overspanned"

one area where minor sagging was observed at North end of basement

a "sistered" joist repair to solidify the floor structure

6.1.1 Equipment 1- Basement

RUST - SIGNS OF LEAKING

 Moderate Item

There was rusting and corrosion visible inside the furnace cabinet which suggests leakage may be occurring or has occurred in the past from condensate drainage systems.

Recommendation
Contact a qualified HVAC professional.



6.1.2 Equipment 1- Basement

HIGH EFFICIENCY FURNACE - OBTAINING COMBUSTION AIR FROM INDOORS

BASEMENT

 Significant and/or Safety Concern

There is a 95%+ high efficiency (Category IV) furnace unit present in the home. These units are intended by the manufacturer, in order to achieve peak efficiency, to obtain their combustion air directly from the outdoors. The unit appears to have been installed without the preferred piping systems in place to obtain combustion air from the outside. Instead, the unit is obtaining combustion air from the inside of the home. Most manufacturers will allow for this modification in installation, however it may come at a cost of reduced efficiency and some negligible amount of energy loss in the home. It is recommended that you consider discussing possible options and costs with your HVAC professional for installing piping systems which would enable combustion air to be taken from outside the building envelope. This can help to reduce energy loss and improve overall indoor air quality.

Obtaining combustion air from indoors may be causing some negligible negative pressure inside the home, and may be a contributing factor to the water heater showing signs of back drafting. It is recommended that you consider installing proper piping to obtain combustion air from the exterior of the home to aid in proper venting of flue gases from the water heater.

Recommendation
Contact a qualified HVAC professional.



melted and scorched plastic bushing near water heater draft hood, indicative of back drafting condition

combustion air inlet for high efficiency furnace - recommend obtaining all combustion air from the exterior of the home

6.1.3 Equipment 1- Basement

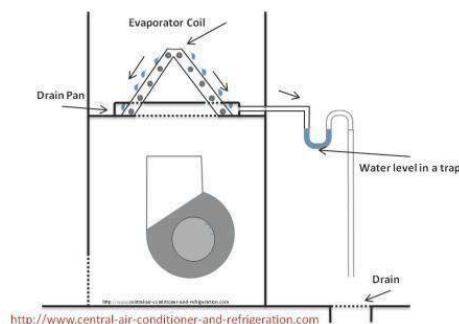
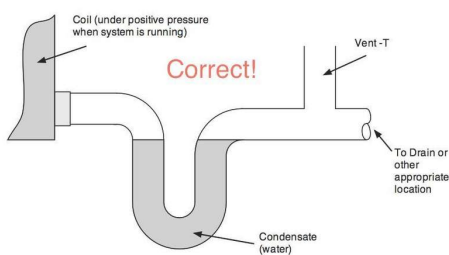
IMPROPER CONDENSATE DRAIN LINE

 Moderate Item

BASEMENT

The installed condensate drain line on the HVAC unit is improperly installed. The line must be provided with a trap and a clean out. Recommend correction to the drain line from qualified HVAC professional.

Recommendation
Contact a qualified HVAC professional.



6.1.4 Equipment 1- Basement

NEEDS SERVICING/CLEANING

BASEMENT

Moderate Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace prior to closing.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6.2.1 Equipment 2 - Attic

IMPROPER CONDENSATE DRAIN LINE

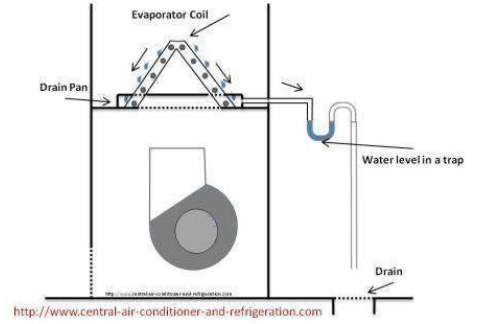
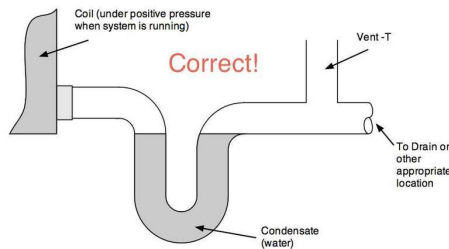
ATTIC

Moderate Item

The installed condensate drain line on the HVAC unit is improperly installed. The line must be provided with a trap and a clean out. Recommend correction to the drain line from qualified HVAC professional.

Recommendation

Contact a qualified HVAC professional.



6.2.2 Equipment 2 - Attic

NEEDS SERVICING/CLEANING

ATTIC

Moderate Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace prior to closing.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6.2.3 Equipment 2 - Attic

ATTIC FURNACE - IMPROPER OR MISSING CATCH PAN

ATTIC

Moderate Item



drain for the catch pan has not been plumbed into the household drain

Furnaces installed in attic areas over the living space are recommended to have a proper catch pan installed below the furnace to catch, contain, and properly drain any possible leakage that may occur from the furnace or air conditioning system. It is further recommended that the catch pan be properly plumbed into the household drain system to prevent overflow of the pan which could cause significant water damage.

systems

The catch pan installed beneath this furnace does not appear to have been plumbed to the household drain system. This leaves the home at risk for possible water damage due to a leaking furnace or air conditioning system. Recommend correction from a qualified HVAC professional.

Recommendation
Contact a qualified HVAC professional.

6.2.5 Equipment 2 - Attic

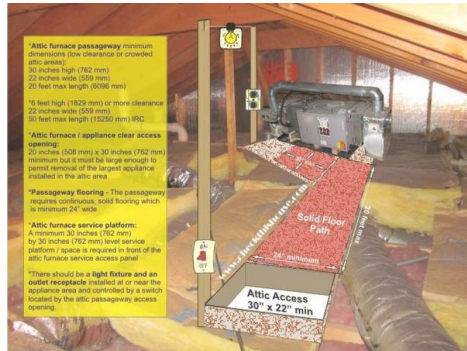
ATTIC FURNACE - INADEQUATE PATHWAY / PLATFORM

 Significant and/or Safety Concern

ATTIC

The furnace unit installed in the attic space does not meet modern building and safety standards in regards to a provided pathway and or working platform for servicing or maintaining the unit. It is recommended that a continuous solid pathway be constructed a minimum of 24" wide, and a platform to be installed in front of the furnace for servicing which should be a minimum of 30"x30". The pathway should begin at the entrance to the attic space and be no longer than 20 feet. Lack of adequate pathway and or service platform may create a safety hazard for those who need to access the furnace for service or maintenance, and could result in injury or ceiling damage.

Recommendation
Contact a qualified professional.



installed pathway and service platform are inadequate and pose a hazard

6.2.6 Equipment 2 - Attic

FURNACE - ACTIVE LEAKING

 Significant and/or Safety Concern

ATTIC

The furnace unit was observed to have an active leak from the condensate drainage systems and is in need of repair from a qualified HVAC professional.

Recommendation
Contact a qualified HVAC professional.



6.4.1 Distribution Systems

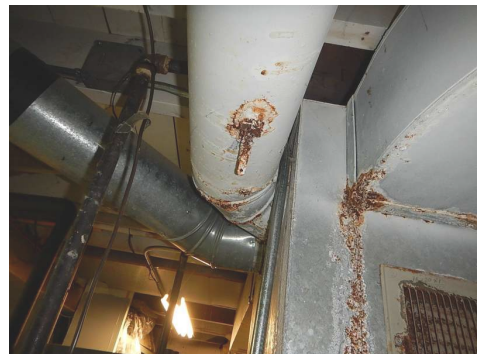
DUCT WORK - CORROSION / RUST

Moderate Item

BASEMENT

Some of the duct work for the HVAC system was observed to have moderate corrosion and rust present. This may indicate that the duct work is at or nearing the end of its useful lifespan. It is recommended that you have the duct work evaluated by a qualified HVAC professional to determine the extent of any damage or needed repairs / replacements at this time.

Recommendation
Contact a qualified HVAC professional.



6.6.1 NG/LP Firelogs & Fireplaces

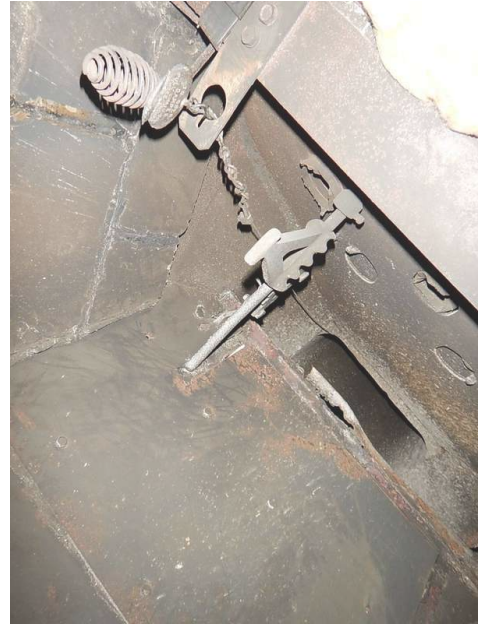
FLUE CLEANING / INSPECTION

Moderate Item

It is recommended that prior to your closing, a certified professional chimney sweep perform a level 2 inspection and cleaning of the fireplace and flue systems.

Recommendation

Contact a qualified chimney sweep.



8.2.2 Water Supply, Distribution Systems & Fixtures

POOR SHOWER DIVERTOR

Moderate Item

2ND FLOOR HALLWAY BATHROOM

The shower was observed to have a poor divertor mechanism. The divertor should direct all water flow from the faucet to the shower head, with minimal or no leakage from the tub spigot. Recommend repair / replacement of worn shower divertor device.

Recommendation

Contact a qualified plumbing contractor.



8.2.3 Water Supply, Distribution Systems & Fixtures

INADEQUATE FLOW

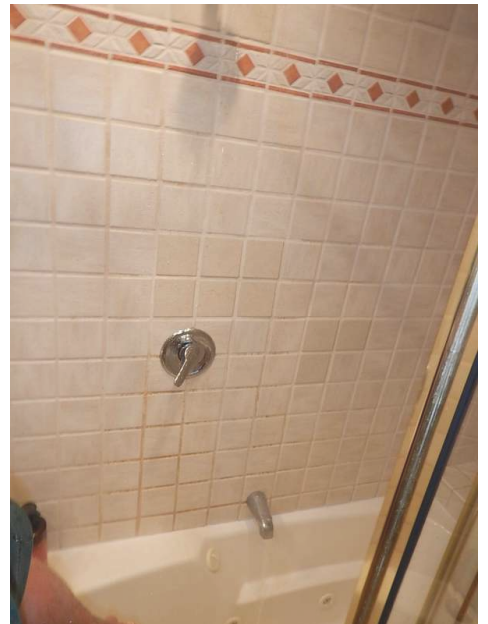
Moderate Item

2ND FLOOR HALLWAY BATHROOM - TUB & SHOWER

Plumbing fixture exhibited insufficient flow. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction.

Recommendation

Contact a qualified plumbing contractor.



8.2.4 Water Supply, Distribution Systems & Fixtures

TOILET LOOSE

2ND FLOOR HALLWAY BATHROOM

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair to prevent risk of leakage or water damage. Loose bowls over time will wear and deteriorate the wax ring seal, and should be tightened securely to the floor / flange to prevent movement of the bowl.

Recommendation

Contact a qualified plumbing contractor.

Moderate Item



8.2.5 Water Supply, Distribution Systems & Fixtures

WHIRLPOOL TUB - INOPERABLE

2ND FLOOR BATHROOM

Whirlpool tub unit observed which failed to respond to normal operating controls. The tub was not functional at the time of inspection and is recommended for further evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.

Moderate Item



8.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

S-TRAP

2ND FLOOR BATHROOMS

A trap beneath a sink was of a type called an "S-trap". S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor.

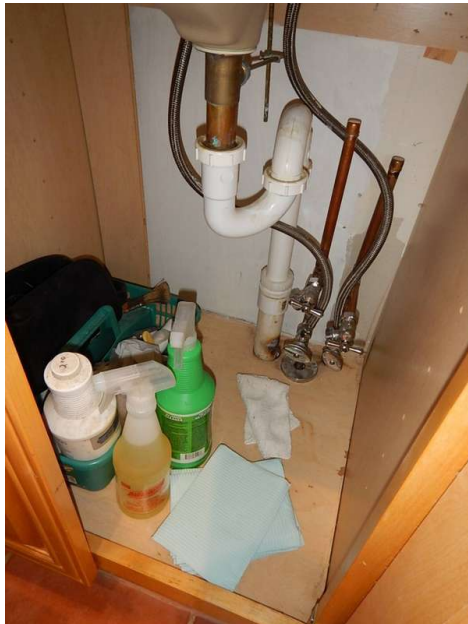
Recommendation

Contact a qualified plumbing contractor.

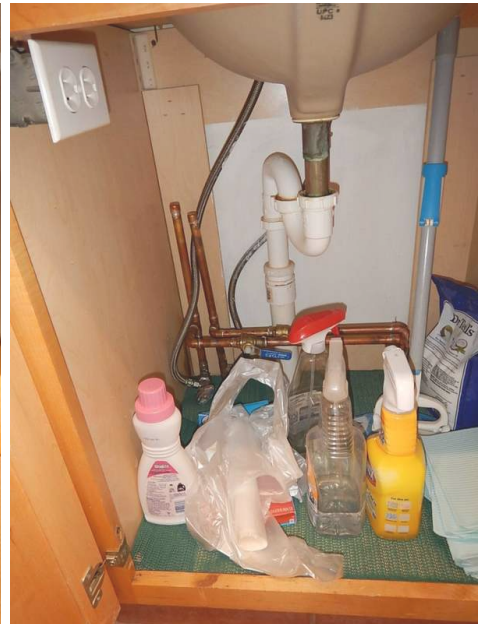
Moderate Item



Master Bathroom

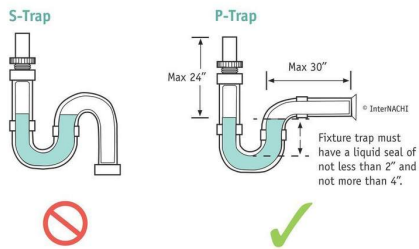


2nd Floor Bathroom



2nd Floor Bathroom

S-Trap vs. P-Trap



S-Trap

8.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

CATCH BASIN OBSERVED

Moderate Item

BASEMENT

A catch basin was observed in the home which should be evaluated further by a qualified plumbing and sewer professional. Catch basins are considered outdated, and may pose concerns with proper drainage or conforming with current plumbing / sanitary standards.

Recommendation

Contact a qualified plumbing contractor.



catch basin in use, floor drain is actively discharging to basin



floor drain is actively discharging into a catch basin



basin is heavily corroded, full of debris, and inspector unable to verify if there is a drain at bottom of basin, or where it may be plumbed to - further evaluation is recommended

IMPROPER DRAIN

2ND FLOOR BATHROOM

2nd Floor laundry unit observed to be draining into the bathtub. This is poor practice and could cause drain clogging in the tub. Recommend consulting with qualified plumbing professional to discuss alternative drainage options and costs.

Recommendation

Contact a qualified plumbing contractor.



BACKDRAFTING

BASEMENT

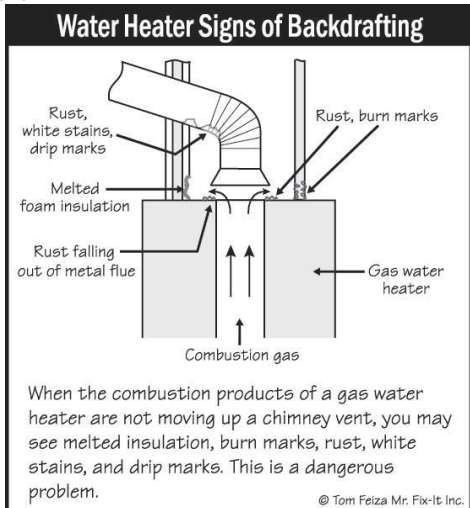
This gas-fired water heater showed evidence of prior backdrafting at the time of the inspection. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater flue leak into the living space. Excessive exposure to these products of combustion can result in injury or death (carbon monoxide hazard). The Inspector recommends that an evaluation and corrections be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



scorching / melting of plastic bushing adjacent to draft collar



F018

FLUE- INADEQUATE CLEARANCE FROM COMBUSTIBLES

 Significant and/or Safety Concern

BASEMENT

The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This single wall flue requires 6-inch clearance from combustible materials. This condition is a potential fire hazard and all stored items should be moved away from the flue piping.

Recommendation

Contact a qualified plumbing contractor.



ATTACHMENT AND CLEARANCES - EVALUATE

 Significant and/or Safety Concern

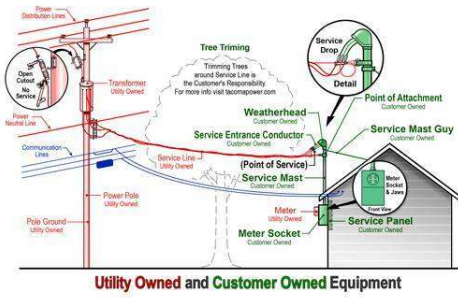
ROOF

The overhead service-drop conductors were attached directly to the home exterior at the roof. Components anchoring the conductors to the roof appear that they may be inadequate or loose (bulging observed in roofing shingles near anchor point) at the time of the inspection. This could be due to a failing connection, or it could also simply be the way the shingles were installed around the attachment. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with an electrical professional to evaluate the connection and discuss options and costs for any needed correction. Any work on the service conductors should be performed by a qualified personnel only.

Ideally the drip loops should have a minimum 18" of clearance above the roof surface, and your utility provider or electrical contractor may recommend raising the electrical mast to achieve greater roof clearance. Conductors which are too close to the roof may become damaged, or become covered by heavy snowfall.

Usually in most localities, the utility provider is responsible for the wiring from the pole to the house. The homeowner is responsible for the service mast, weatherhead, and cable attachment. This may vary depending upon your location and utility provider.

Recommendation
Contact a qualified professional.



It appears the shingles may be lifting around the electrical attachment. Further evaluation is recommended. This may just be how the shingles were installed, or could be an underlying problem with the connection coming loose.

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

POSSIBLE NON CONFORMING BREAKERS



BASEMENT

Electrical panel manufacturers stipulate that only their brand of service equipment should be utilized in the electrical panel. For example, General Electric service panels call for use of General Electric brand circuit breakers. The use of other manufacturers equipment in the electrical panel is poor practice, may result in poor connections and fire risks, and will void most panel manufacturers warranties. There were circuit breakers observed to be in use inside the electrical panel(s) which may not be conforming to the panel manufacturer specifications, and further evaluation / replacement is recommended from a qualified electrical professional.

Note: Some panel manufacturers do allow for interchanging of certain brands and types of circuit protection (especially on older equipment that has been discontinued), however the determination of circuit breaker compatibility lies beyond the scope of a general home inspection and should be verified by an electrical professional.

Recommendation
Contact a qualified electrical contractor.



Panel manufactured by Gould



circuit breakers are present which are not manufactured by Gould such as G.E., Square D, and Siemens - evaluate and correct as necessary to conform with panel manufacturer specifications



circuit breakers are present which are not manufactured by Gould such as G.E., Square D, and Siemens - evaluate and correct as necessary to conform with panel manufacturer specifications

9.4.1 Lighting Fixtures, Switches & Receptacles

 Significant and/or Safety Concern

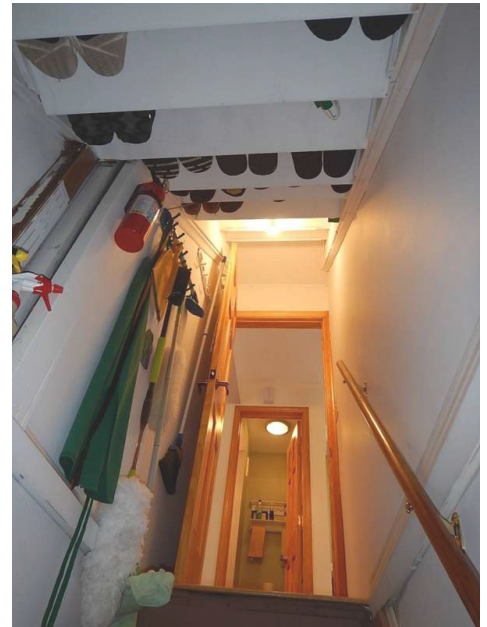
STAIRWELL LACKING TWO-WAY SWITCH

BASEMENT

One or more stairwells in the home were observed to be lacking recommended two-way or three-way switches. This results in the lighting for the stairwell to only be operational from either the top or bottom of the stairwell and may present a safety hazard for potential trips or falls. Modern accepted building standards require a means of operating the stairwell lighting from both the top and bottom of the stairwell. It is recommended that a qualified electrical professional install a proper two-way switch system for stairwell illumination.

Recommendation

Contact a qualified electrical contractor.



stairwell illumination is only operable from the top of the stairwell - installation of two way switch recommended at bottom of stairs so that light can be operated from both the top and bottom of the stairwell

9.5.1 GFCI & AFCI

NO AFCI PROTECTION

 Moderate Item

No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in.

2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



9.5.2 GFCI & AFCI

GFCI FAILURE

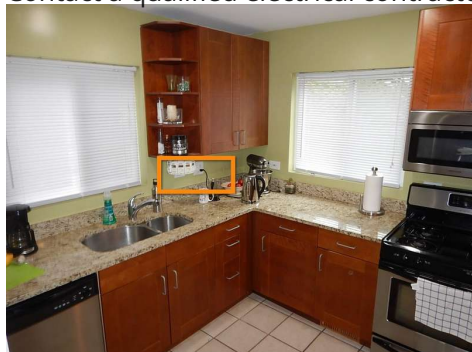
KITCHEN

 Moderate Item

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Exterior Electrical

GFCI FAILURE

REAR @ DECK



Moderate Item

One or more of the exterior GFCI protected electrical receptacles failed to pass a trip test with our instrument. It is recommended that the receptacle(s) be evaluated for repair or replacement by a qualified electrical professional for your safety. Condition is common on older model GFCI receptacle units as a result of age, or on receptacles which have been improperly installed or miswired.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Exhaust Systems

BATH EXHAUST TERMINATES NEAR TOP VENT

ATTIC



Moderate Item

Bathroom fan(s) were observed to be terminated near an installed roof top turtle vent. Directional winds can prevent the bath exhaust products from exiting the attic area, which can potentially cause problems with, moisture and mold. Recommend a qualified attic ventilation contractor or roofing professional properly install exhaust fans to terminate to the exterior, via a baffled jack vent.

Recommendation

Contact a qualified roofing professional.



11.8.1 Steps, Stairways & Railings

STAIRCASE- NO HANDRAIL

BASEMENT, ATTIC

 Significant and/or Safety Concern

Although it had 4 or more risers, this staircase either had no handrail installed, or existing handrail was observed to be improper. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed. Handrail should be continuous and graspable. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified carpenter.



11.8.2 Steps, Stairways & Railings

STAIRCASE- NOT COMPLIANT TO MODERN STANDARDS

BASEMENT, ATTIC

 Significant and/or Safety Concern

The staircases were older and will not comply with modern safety standards or modern stair designs. Issues such as tread depth, riser height, steep pitch, and overhead clearances may present possible hazards. You may wish to discuss options and costs for correction from a qualified general contractor.

Recommendation
Recommend monitoring.



11.8.3 Steps, Stairways & Railings

STAIRWELL LIGHTING RECOMMENDED

ATTIC

The attic stairwell was found to have no illumination. This is a potential safety issue, and it is recommended that all stairwells have proper lighting installed to illuminate the stairwell. Stairwell lighting is recommended to have two way switch control so that it can be operated from both the top and bottom of the stairwell.

Recommendation
Contact a qualified electrical contractor.



DOOR OPENS INTO STAIRWELL - SAFETY HAZARD

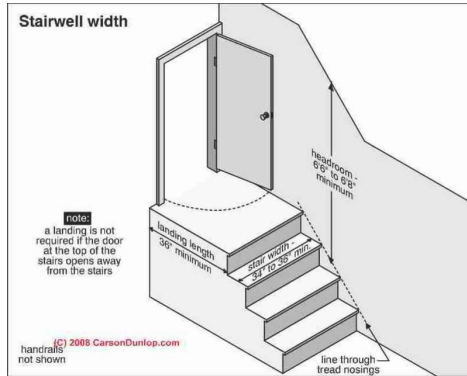
 Significant and/or Safety Concern

1ST FLOOR @ BASEMENT LANDING

There was a stairway present which had a door that opened improperly into the stairwell, or did not provide enough of a landing area. This may pose a hazard for the occupant and it is recommended that you discuss options and costs for correction with a qualified carpentry professional or general contractor.

Recommendation

Contact a qualified carpenter.



36" minimum landing size, door opening into too small of a landing may pose a hazard

SHOWER DOOR - POOR SEAL

2ND FLOOR HALLWAY BATHROOM

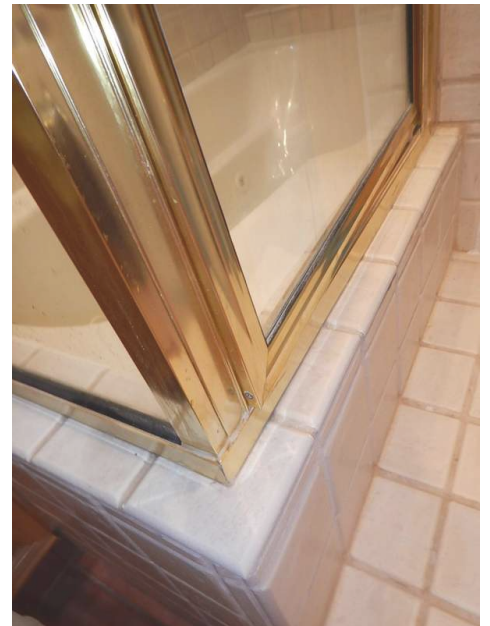
 Moderate Item

The door to the shower stall did not close or seal properly.

Adjustments are needed to allow for proper closure and water tight seal.

Recommendation

Contact a qualified professional.



NO HIGH LOOP

KITCHEN

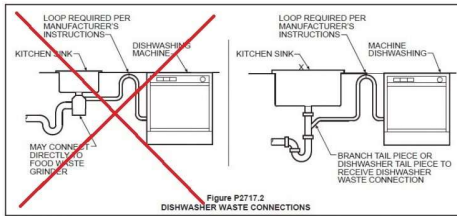
 Moderate Item

The dishwasher drain line was observed to be improperly installed and lacks the manufacturer required High Loop configuration. The High Loop installation is required by all dishwasher manufacturers as a preventative measure to reduce chances of possible wastewater back flowing into the dishwasher unit.

Lack of a High Loop may present a sanitation concern should blockage or clogging occur with the drain waste systems. Illinois prohibits connections of dishwashers to food disposer units due to possible sanitary cross connection concerns.

Recommendation

Contact a qualified plumbing contractor.



High Loop installation - IL prohibits connections to disposers

12.2.1 Cooktop/Exhaust Fan

COOKTOP BURNER INOPERABLE

Moderate Item

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified handyman.



12.2.2 Cooktop/Exhaust Fan

EXHAUST FAN - MISSING FILTERS

KITCHEN

The installed exhaust fan system was observed to be missing proper filters. The manufacturer requires use of approved filters to keep grease and cooking products from getting into the internal components.

Recommendation

Contact a qualified appliance repair professional.

Moderate Item



12.7.2 Clothes Dryer

DRYER VENT - OPENING INTO INTERIOR

BASEMENT

Significant and/or Safety Concern

The clothes dryer exhaust ducting had an opening or a device installed which allows dryer exhaust to empty into the living space. This is poor practice, and can lead to air quality problems, moisture problems, and with gas dryers, could be a potential source of Carbon Monoxide. Recommend proper repair or removal of in-line devices from dryer exhaust.

Recommendation

Contact a qualified appliance repair professional.



13.3.1 Walls & Firewalls

FIREWALL SEPARATION - INCOMPLETE



Significant and/or Safety Concern

GARAGE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Though these requirements may have not been in place at the time of construction, it is recommended for safety that you consider repairing these systems and bringing into compliance with modern standards to reduce risks of fire / spreading.



Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation

Contact a qualified professional.

13.4.1 Garage Door(s)

SPRINGS LACK SAFETY CABLES



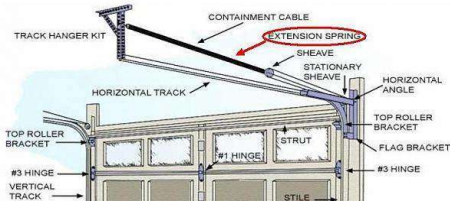
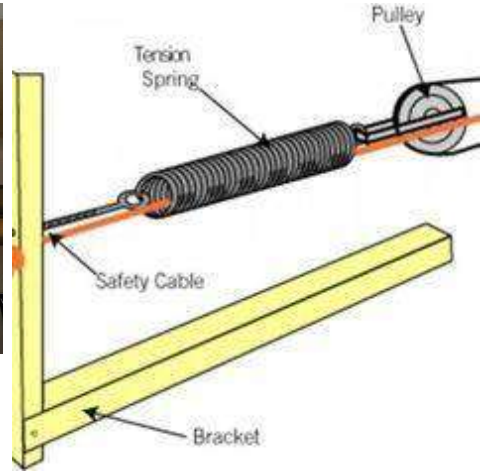
Significant and/or Safety Concern

GARAGE

The installed springs for the automatic garage door are lacking required safety cables. A cable should be routed inside the spring to contain the spring in the event of breakage. Springs are under tremendous tension and lack of safety cables could result in springs causing serious injury to occupants if nearby when springs break or fail.

Recommendation

Contact a qualified garage door contractor.



13.6.1 Occupant Door (From garage to inside of home)



Significant and/or Safety Concern

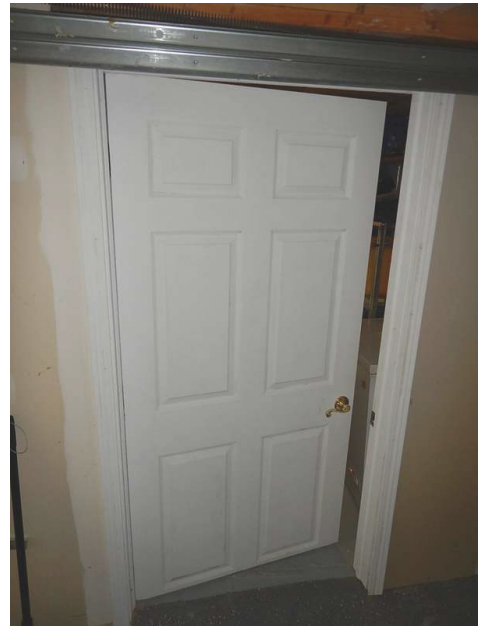
DOOR DOES NOT MEET SEPARATION REQUIREMENTS

GARAGE

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



13.6.2 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

GARAGE

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



Moderate Item