



**NATIONS**  
*Home Inspections  
& Energy Ratings*

**(708) 837-6972**

NationsHomeInspections.com

March 19, 2011

**Home Inspection Report for:**

Mr. and Mrs. Client

123 Main Street

Anytown, IL



123 Main Street



**Purpose of Inspection:** The intent of the inspection is to visually screen for “exposed to view” readily accessible systems and or components of the property which may need major repair and or are “significantly deficient.” This report complies with the State of Illinois Home Inspection licensing standards 225ILCS441.

<b>Nations Home Inspections, Inc.</b> <b>(708) 837-6972</b> <b>Steve@NationsHomeInspections.com</b> <b>www.NationsHomeInspections.com</b>	
<b>Inspector: Steve Nations</b> <b>License #: 450.0001434</b> <b>Expiration date: Nov. 30, 2012</b> <b>Fees for service: \$</b>	<b>Inspection date: March 19, 2011</b> <b>Inspection time: 9:00 am – 1:00 pm</b> <b>Weather: 50 °F, sunny</b>
<b>Attendance: Steve Nations, Mr. and Mrs. Client</b>	

**Scope of Inspection:** All systems and components designated for inspection by the State of Illinois Home Inspector License Act and the ASHI Standards of Practice are inspected, expect as noted elsewhere in this report. A copy of the ASHI Standards of Practice is available upon request. See the pre-inspection agreement for a complete description of the scope of the inspection. This is not a code inspection. When references to building codes are give, they are given only to establish the basis for the inspector’s claim that a component or system is deficient. Only the local building official has final say as to whether or not any particular installation conforms to the relevant code.

The methods used to inspect the underfloor crawl space, attic, floor, wall, ceiling, roof and structure were visual. **Deficiencies listed in red are significantly deficient, meaning that either the item is unsafe, inoperable, or will cost approximately more than \$500 to repair.**

**The following systems and components were not inspected:**

<b>Component/System</b>	<b>Reason</b>
Air conditioner	Too cold – The outside temperature was too cold to allow for safe operation of the air conditioner.
Underground sewer pipe	No visual access – There was no visual access to the underground sewer pipe, and its condition could not be determined during this visual inspection.

Systems and components that were not inspected may contain defects that are not listed in this report.

**Structure:**

- Foundation material: Stone
- Foundation type: basement
- Floor structure: wood frame
- Wall structure: wood frame
- Roof structure: wood frame
- Access: typical
- The house is a wood frame structure, two stories plus an attic and a basement, approximately 100-110 years old.

Item	Action	Deficiency	Budget
Front porch supports	repair	Several of the support posts at the front porch are not well supported on the ground. See picture. Several of the posts appear to be bearing only on a piece of flagstone laid on the ground. All such support posts should bear on a footing that extends below the frost line. Failure to properly support these posts can lead to settling or frost heaving, or both.	\$ 1,000-2,000
rear deck	repair	The rear deck is poorly supported at the house. The main support beams do not appear to be properly attached to the house structure. This is unsafe. Make repairs as required. It appears that the deck can be left in place and additional support added.	\$ 600-1,000
garage	repair/ replace	The garage slab/foundation has settled, especially at the west side. The walls, especially the west wall, are not properly supported and are leaning due to the settling of the slab. Supplemental supports in the form of steel rods have been added to help support the walls. The garage structure is unsafe. Replace the garage.	\$ 10,000-15,000+
support post	replace	There is a support post in the basement near the chimney that is not designed or intended for permanent installation. Failure of this post would cause severe structural damage. Consult a well-qualified contractor to install a proper, permanent support post.	\$ 1,500-2,000
floor joist	repair	There is a floor joist that is notched excessively. This joist is incapable of carrying any significant load.	\$ 200-300



**Front porch posts are poorly supported – they do not rest on a proper footing**



**Rear deck is poorly supported at the house**



**Garage slab and foundation have settled, and walls are not properly supported**



**Steel rods have been added to support the garage walls – unsafe**



**Support post in basement is not designed for permanent installation**



**Floor joist has been notched excessively**

**Exterior:**

- Exterior wall covering: wood siding
- Access: typical

Item	Action	Deficiency	Budget
siding and trim	paint	There is peeling paint at several locations at the exterior. Exterior paint generally lasts no more than 5-10 years at best. Paint is not only decorative but also helps to protect the wood it covers from rot and decay.	\$ 10,000-20,000+
dormer siding	repair/replace	Asphalt shingles are used as siding material at the dormer. Asphalt shingles are not appropriate as siding material. Asphalt shingles are designed to seal to the shingle below, which cannot happen if the shingles are held vertically.	\$ 800-1,200
tree limbs	trim	There are tree branches that overhang the house. This is unsafe. A falling branch can do considerable damage to the house. The branches should be trimmed back. Typically, a homeowner has the right to trim branches that overhang his/her property regardless of whose property the tree is on.	\$ 800-1,200
fence gate	repair	The fence gate at the south side has come off its hinges.	
vegetation	remove	The tree at the rear of the house near the basement door is too close to the house. Both the roots and branches may cause damage to the house. Remove the tree.	\$ 800-1,200
grading	repair	The grading at the southeast corner of the house is not sloped properly to shed water away from the house. Proper grading of yard, landscaping, and adjacent sidewalks around the house is important to shed water away from the house and help prevent infiltration of water through foundation walls and into the basement.	\$ 200-400



**Peeling paint**



**Asphalt shingles are not an appropriate siding material**

**Roof:**

- Roof type: hipped
- Roof material: asphalt shingles
- Roof age: 5-10 years
- Roof access: walked
- Roof pitch: moderate, flat

Item	Action	Deficiency	Budget
gutters	clean	The gutters are full of debris, including leaves. This will clog the gutters, causing them to overflow and allowing water to dump against the house. Regular cleaning of the gutters will be required as new leaves fall each year.	\$ 200-400
flashing	repair	The flashing at the dormers between the roof and the side wall is not properly installed. This can cause leakage of water into the house. Water leaks can lead to damage including rot, mold, and mildew.	\$ 300-500
flat roof	repair	The small flat roof at the northwest corner is poorly installed. The edges of the roof are poorly terminated. This will allow water to penetrate the roof and cause damage, including rot, mold, and mildew.	\$ 300-500

**Plumbing:**

- Service line: copper
- Supply line: copper
- Drain/Waste/Vent line: cast iron, galvanized, PVC
- Main water shut off: basement
- Main fuel shut off: exterior
- Water heater: gas-fired, natural draft with metal flue, 18 years old, 50 gallons
  - ✓ Based on its age, the water heater is beyond the end of its expected lifespan and you should be ready to replace it – maybe immediately and probably within a few years.

Item	Action	Deficiency	Budget
grease trap	repair	The structure of the grease trap is compromised. See picture. There are missing bricks. This can allow earth to collapse into the grease trap, causing clogs to the pipes and a sink hole in the ground above. Also, collapse of bricks into the grease trap may occur, again leading to blockage and further collapse of the ground above.	\$ 2,000-3,000
vent	repair	The vent pipe in the attic has an open line. This will allow sewer gases to enter the attic rather than be expelled to the outside.	\$ 100-200
shut off valves	repair	There are no handles for the shut off valves at the 2 <sup>nd</sup> floor bathroom. You should be able to quickly shut off the water without the use of any special tools.	\$ 50-100
freeze-vulnerable hose spigot	maintenance or replace	The exterior hose spigots are freeze-vulnerable. They must be shut off during the winter to prevent freezing. Or they can be replaced with frost-proof type that does not require shut off in the winter.	\$ 200-300 for replacement
gas line drip leg	install	There is no drip leg on the gas line at the water heater. A drip leg is typically required by gas appliance manufacturers as a safety feature. Have a well-qualified plumber install a drip leg in the gas line.	\$ 200-300



**Bricks missing at grease trap – structure may collapse**

**Electrical:**

- Service size: 100 amps                      120/240 volt, single phase
  - ✓ Main breaker: 100A              Main panel: 100A              Service entrance cable: 100A
- Main panel location: basement
- Main disconnect location: main panel
- Service type: overhead
- Service entrance cable: aluminum
- Branch circuits: copper in conduit and armored cable
- **Have a well-qualified licensed electrician make all electrical repairs.**

Item	Action	Deficiency	Budget
garage wiring	repair/replace	All of the electrical wiring in the garage is sub-standard and is unsafe. There are exposed wires that are not protected in any way. There are electrical splices that are hanging out of the electrical box. There is extension cord wiring used to provide power to the exterior light. This is unsafe. Have a licensed electrician make the required repairs.	\$ 400-800
electrical box, 2 <sup>nd</sup> floor	replace	There are electrical splices made in a box at the 2 <sup>nd</sup> floor. This older box is not an approved electrical box. This is unsafe. Have a well-qualified licensed electrician install a proper listed electrical box.	\$ 300-500
GFCI electrical receptacles	replace	There are electrical receptacles that are not Ground Fault Circuit Interrupter (GFCI) protected as required. This is unsafe. According to the <i>International Residential Code</i> section 3802, GFCI receptacles are required at these locations: <ul style="list-style-type: none"> <li>• all bathroom receptacles,</li> <li>• all receptacles serving kitchen countertops,</li> <li>• all wet bar countertop receptacles within 6 feet of a sink,</li> <li>• all outdoor receptacles,</li> <li>• all receptacles in garages and unfinished basements.</li> </ul> See especially the kitchen, the garage, the exterior at the front porch.	\$ 200-300
attic wiring	repair	In the attic there are lighting fixtures that are hanging loose, with exposed wires. There are live exposed wires near the west window. This is unsafe.	\$ 200-300

lighting	repair	<p>The lighting is substandard at several places throughout the house.</p> <ul style="list-style-type: none"> <li>• There is no wall-switched lighting in the living room and front entry. It is unsafe to enter a dark room and have to search for a light switch.</li> <li>• There is not sufficient lighting in the 2<sup>nd</sup> floor hallway.</li> <li>• The stairways are not well lit and do not have light switches at the top and the bottom.</li> </ul>	\$ 1,000-2,000
main electrical panel	repair/ replace	<p>There are overfused circuits. The wire size is not large enough for the breaker size. This can allow too much electrical current to flow through the wire, causing it to overheat. This is a fire safety hazard. Have a well-qualified licensed electrician evaluate and make the required repairs.</p> <p>There are double taps present in the electrical panel. This is unsafe. Only one wire is allowed at each breaker. Have a licensed, well-qualified electrician make the required repairs. Note that it may be necessary to upgrade the panel if no more space is available for additional breakers.</p> <p>Consider upgrading to 200A service when replacing the main service panel. This may be especially important if you are planning on adding air conditioning.</p>	\$ 1,000-2,000
cloth covered wire	replace	<p>There is cloth covered wire in the house. This older wire can be very brittle. Best practice is to replace all cloth covered wire. At a minimum, it is important that a well-qualified licensed electrician make all connections to this wire due to its deteriorated properties.</p>	\$ 4,000-6,000+ to replace



**Garage wiring is unsafe - exposed wires**



**Electrical splices are not made inside an approved box**

**Heat/AC:**

- Heating System: gas-fired boiler, natural draft with metal flue, 175,000 BTU/hr, 6 years old.
  - ✓ Heat exchanger was inaccessible and non-visible
  - ✓ The typical lifespan of a gas-fired boiler is 20-24 years.
- Air conditioner: N/A
- Fireplace: N/A

<b>Item</b>	<b>Action</b>	<b>Deficiency</b>	<b>Budget</b>
water heater flue	repair	The water heater flue is poorly installed. There are joints in the flue that are not properly connected with screws or other mechanical fasteners. The flue is not well sealed into the chimney. The flue is unsafe.	\$ 200-300
boiler flue	repair	The boiler flue goes through a green box before it enters the chimney. This green box may be a remnant of an old type of draft hood which is antiquated technology and no longer should be used. It cannot be determined during a visual inspection to determine if the newer boiler flue goes directly through this green box and into the chimney. If the flue does not go through the green box, if the box is part of the flue system, then the flue is unsafe. Old, unused components should be removed as they are taken out of service. Have a well-qualified HVAC contractor confirm that the boiler flue is installed properly.	\$ 200-400
heat supply	repair	There is no heat supply in the kitchen. This room, especially at the table area, will be cold in the winter. There is no heat supply in the powder room.	\$ 2,000-3,000
flue rain cap	install	There is no rain cap at the top of the boiler flue. Install a rain cap to prevent water from entering the flue.	\$ 50-100



**Water heater flue is poorly installed - unsafe**



**The boiler flue should enter directly into the chimney – the green box should be removed**

## Interior:

- Wall/ceiling materials: plaster
- Floors: hardwood
- Windows: double hung
- Insulation: loose fill fiberglass in the attic
- Attic observed: by entering
- Smoke and carbon monoxide (CO) alarms were not inspected for proper operation, as this is beyond the scope of a typical exam. Because these alarms have a limited lifespan, and because their proper operation is a critical safety feature of the building, Nations Home Inspections recommends that you replace the smoke and CO alarms throughout your home upon taking ownership, ensuring that new alarms are placed properly.

Item	Action	Deficiency	Budget
pests	remove	There are at least three mouse poison bait stations in the house (under the front porch, in the front closet, behind the radiator in the front entry). Rodents can gnaw electrical wires, and they can carry fleas and disease. Consult a well-qualified pest control specialist for removal.	
handrail	repair	The handrail at the back stairway is loose. This is unsafe. The handrail at the basement stairs is also poorly attached and unsafe. There is no handrail at the attic stairs.	
guardrail	repair	The guardrail at the top of the attic stairs has openings that are too wide. This is unsafe.	
wet basement	repair	There is no flood control system in the basement. All basements are susceptible to water seepage, leaking, and flooding – especially a house with a stone foundation. Even if there has never been water in the basement, changing conditions or once-in-a-century events can lead to water leaks. The first line of defense against water in the basement is proper grading around the house so that rain water naturally flows away, and downspouts that move rain water away from the house. For best protection, a perimeter drain system with a sump pump is recommended. Most installers of such systems will give a guarantee of a dry basement.	up to \$ 10,000 for a full perimeter drain system with sump
rear basement door steps	repair/replace	The landing and steps at the rear basement door are unsafe. Also there is no handrail and no proper guardrail. Rebuild these steps.	\$ 400-800

floor squeak	repair	There are floor squeaks at several places around the house. This indicates that the subfloor is not well attached to the joists. This is very common for any older house. Repairs may be very expensive, and are rarely undertaken.	
walls and ceilings	repair	There is deterioration to the plaster walls and ceilings at several locations around the house. This is typical plaster deterioration. Make repairs as necessary.	
northeast bedroom door	repair	The northeast bedroom door does not latch.	
ceiling fans	repair/ replace	Several of the ceiling fans are out of balance. This is unsafe. In the south bedroom there is a paddle missing and operation of the fan in this condition is particularly unsafe and would result in bodily and property damage.	

**Kitchen/Bath/Ventilation:**

Appliances:	approximate age (years)	typical life expectancy*
oven	9	15-20 years
gas cooktop	9	15-20 years
refrigerator	5	13 years
dishwasher	14	9 years
microwave	14	9 years

\* Source: National Association of Home Builders “Study of Life Expectancy of Home Components”  
February 2007

<b>Item</b>	<b>Action</b>	<b>Deficiency</b>	<b>Budget</b>
dryer vent	replace	The flexible transition duct for the clothes dryer exhaust is thin foil. This material is not allowed by manufacturer installation instructions and by typical building codes. Lint can more easily build up in these vents, block the flow of air, and cause excessive heat build-up. This is a fire hazard. Also this material is more easily punctured and crushed, which also blocks the flow of air. The flexible transition duct is to be either rigid or corrugated semi-rigid material and is to conform to standard UL 2158A.	\$ 10 for materials

## Safety:

In addition to the safety items noted in the report above, the following suggestions can help to keep you and your family, as well as visitors, safe in your home.

Once you take possession of your new home you should re-key all the locks, as well as change the code on your garage door transmitters. Also change the code on any installed security system that you plan to use.

It's a good idea for all the occupants of the house, or at least all the adults, to know the location of the utility disconnects. This includes as a minimum the main electrical disconnect, the main water shut off valve, and the main natural gas shut off valve. These were located and pointed out during the inspection. If you have any questions about their locations please call Nations Home Inspections.

Emergency exits are a big part of fire safety. Be sure that all emergency exits remain clear and accessible, as well as operable. Have an emergency escape plan, and be sure that all of the home's occupants, including children, understand how to get out and where to meet in case of an emergency. Keep a fire extinguisher in the kitchen, and on every level with a bedroom.

You should have important phone numbers easily available. These include emergency numbers for police and fire departments, doctors and hospitals, poison control, even utility companies so that you can report unsafe conditions.

Remember that the conditions of stairs, handrails, guardrails, and other safety components will change over time, just like all the other systems and components of the home. It's important that they always be kept in good condition, and repaired or replaced as needed. Also, the presence and ages of children and their safety needs are constantly changing. And when seniors come to visit or live, a simple task like getting into and out of the bathtub may require the installation of grab bars or other devices to make everyday living safer. It's important to continually assess the safety requirements based on the needs of the occupants of the house.

There are many websites dedicated to safety in the home. If you have any home safety concerns, you can consult one of these websites or call Nations Home Inspections.