



Inspection Issues Report

Fair Home Inspections Inc.

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Address

123 main street
Chicago, IL 60542

Client Name: Clark Griswold

Date: May 12, 2018

Job ID: main street

What you can expect from this report

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted. A major concern is generally considered to be any repair that is significant and or poses a safety hazard. The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Any estimate of cost to repair is an approximation for budgetary purposes only. Consult a qualified contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category. e.g. The exterior category contains items such as: windows, doors and trim. Check each description prior to reviewing the findings.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at (815) 514-8050



Company Representative

Ryan Fair

Illinois License # 450011882

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Remarks

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

This Picture Report covers the Issues & Pictures that were taken at the inspection and additions to the checklist that was given to the client at the time of the inspection. It is **NOT** to be considered the complete report. The inspector reserves the right to add to or modify this report within 48 hours of the report.

The written report, and all information gathered during the inspection is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Definitions of Conditions

When items are rated the categories are as follows: Acceptable (A) ratings should give satisfactory service within the limits of its age. A Minor Defect (MD) is generally cosmetic and repair is optional. A Marginal (M) rating is considered less than satisfactory and may need repair soon. A Defective (D) rating requires repair, replacement or corrective action. A Hazardous (H) rating is a dangerous situation and requires immediate attention. Maintenance Required (MR) is considered normal upkeep.

Acceptable

A system or component that appeared maintained and functioning as intended.

Marginal

A system or component that appeared reasonably maintained and is functioning as intended, but may not have been maintained as well as it could have been.

Maintenance Required

A system or component that would benefit from repair, maintenance or improvement at this time. (This does not mean the seller is required to fix it, just that the repair should be made.)

Monitor

A condition, system or component that appeared to be functioning as intended capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

Significantly Deficient

A system or component that did not respond to the users controls, was not able to be safely used, was not functioning as intended, or was otherwise defective.

Hazardous

A condition, which we feel, poses a health or safety risk that can be reduced or eliminated with repair or upgrade. Some of these items may be safety upgrades or improvements.

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

Windows › Windows

Type: Vinyl

Condition: Damaged screen - Screening is damaged in multiple areas and in need of repair.

Location : Front



Garage › Garage

Type: Attached Garage

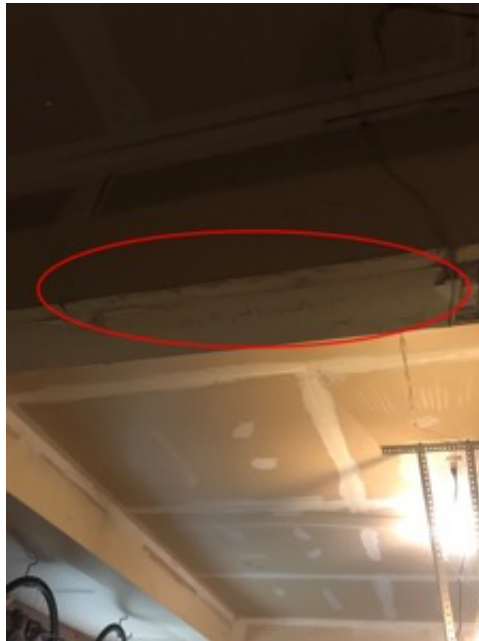
Condition: **No fire door** - self-closing hinges on fire rated doors and jambs are missing between attached garage and living space.

Ratings : Hazardous



Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed.





Porch/Deck › Porch

Type: Open

Condition: Cracks (minor) - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.



Physical damage - Physical damage was noted and should be repaired.



Damaged screen - Screening is damaged and in need of repair. Door does not close fully.



Patio

Type: Concrete

Condition: Undermining of slab - Dirt under slab is being washed away. It is my opinion that this can lead to settling and should be evaluated further by a certified professional.

Location : Rear, Patio



Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

Drainage › Downspouts

Type: Metal

Condition: Discharge near foundation - Downspout is discharging close to the foundation. This may cause water to enter the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation.



Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

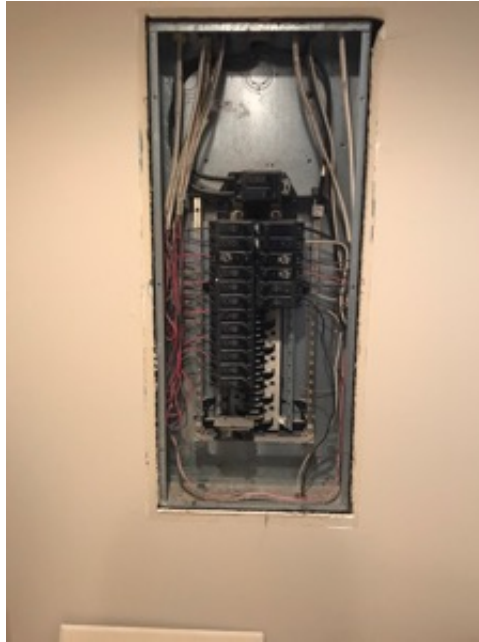
Service › Type

Type: Underground



Panels › Main Panel

Type: Breaker



Location: Basement

Amps: 100

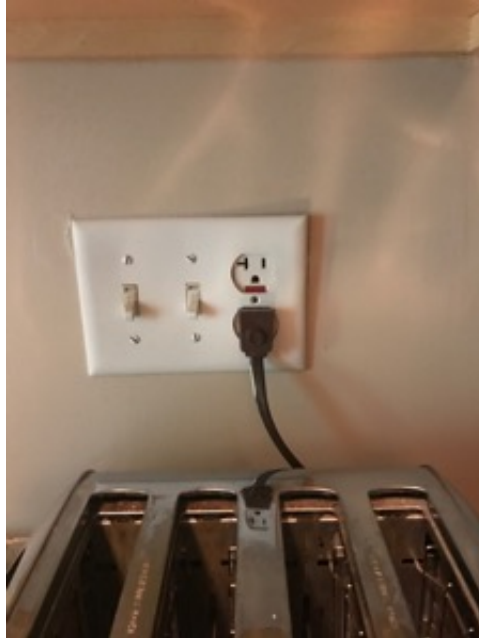
Voltage: 120/240

Note: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Interior Components › Receptacles

Type: GFCI - Improper cover. The cover that is currently installed does not allow for full function of the GFCI outlet because the "test" and "reset" buttons are covered. I suggest the cover be changed to the correct one.

Location : Kitchen



Three-prong - Ground plug is broken off in receptacle therefore not allowing a grounded plug to be plugged in. I suggest a certified electrician evaluate further.

Location : Lower Level



GFI

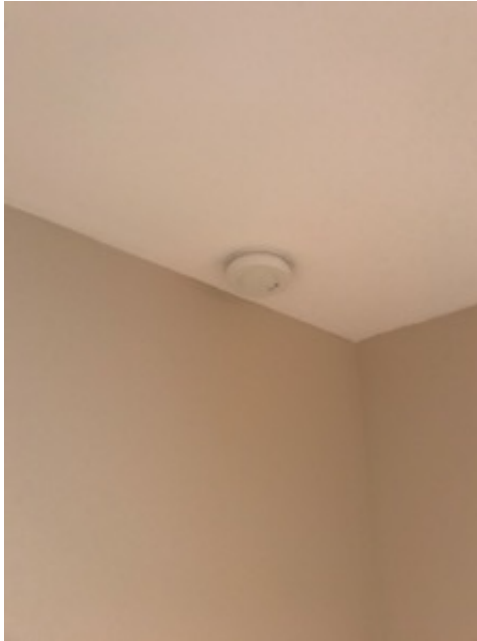
Condition: GFCI broke - The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Replacement is needed.

Location : Front, Porch



Detector

Condition: Smoke detector present - Smoke detector(s) noted. Be sure to check the detector(s) as suggested by manufacturer.



CO detector present - Carbon monoxide detector(s) noted. Be sure to maintain detector(s) in conformance with the manufacturer's instructions.

Location : Second Floor



Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

Main Supply › Main Supply

Material: Copper

Size: 3/4 inches

Shutoff

Type: Basement

Location : Basement



Piping › Waste Piping

Material: Plastic

Flow: Adequate

Condition: **Improper trap** - The waste piping does not contain a proper trap. This should be corrected.



Note: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Waste/Water › Water

Type: Public

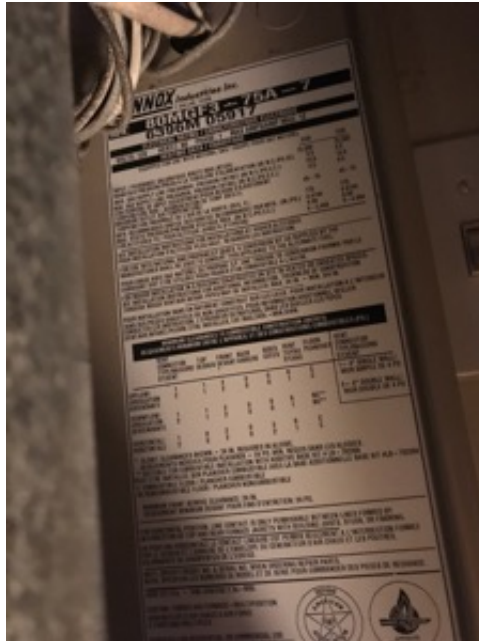
Hot Water

Type: Natural Gas

Size: 40 - The typical life expectancy of a water heater is 8-12 years. This water heater was manufactured in 2009, putting it at the end of its expected life.



Note: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.



Manufacturer: Lennox

Model: 80MGF3-75A-7

Serial No.: 6396M 05917

Capacity (BTUs): 75,000

Warm Air › Filters

Type: Disposable

Condition: **Filter cannot be removed easily** - The door for the utility closet blocks the filter so it cannot be removed freely.

Location : Utility room



Misc

Type: Vent cover - Vent cover does not open or close properly

Location : First Floor



A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

Specification

Location: Not Observed - The item was not observed. The unit was positioned too close to the house to read the information on the label.

Manufacturer: Lennox

Note: All air conditioning equipment should be serviced annually.

Kitchen/Laundry

If any conditions are listed in this section, a qualified contractor should correct them.

Appliances › Refrigerator

Type: Double Door

Condition: **Not operational** - Water dispenser did not work when switch was turned on. Check and repair as needed.

Location : Kitchen



Bath

If any conditions are listed, a qualified professional should correct them.

Bath › Tub/Shower

Type: Shower - Shower valve appears to be broken. Handle turns 360 degrees, which in my professional opinion is not correct. This can lead to scalding. I, Ryan Fair, am a licensed plumber.



Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

Floors

Type: Carpet, Ceramic Tile, Laminate

Condition: Physical damage - Physical damage was noted and should be repaired.

Location : bedroom



Note: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Ceilings

Type: Drywall

Condition: Cracks (minor) - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.

Location : Second Floor



Poor workmanship - The quality of work does not appear to be what is generally considered acceptable from a professional. Repair as needed.

Location : Basement



Cracks (minor) - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.

Location : Second Floor



Stained - The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.

Location : bedroom, closet



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Location : bedroom, closet



Note: The type, material and integrity of the ceilings are reported on a representative basis only.

Walls

Type: Drywall

Condition: Peeling paper - Peeling wallpaper was noted, which could be a sign of excessive moisture or poor installation. Repair as needed.



Note: The type, material and integrity of the interior walls are reported on a representative basis only.

Windows › Windows

Condition: Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed.



Poor workmanship - The quality of work does not appear to be what is generally considered acceptable from a professional. Repair as needed.

Location : Lower Level

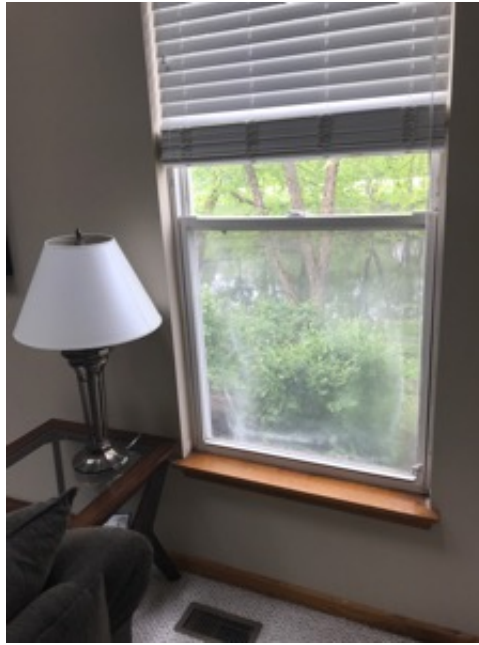


Peeling Caulk





Window stuck - Window does not open and close properly and should be repaired.



Window stuck - Window does not open and close properly and should be repaired.



Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed. Drywall tape also appears to have had moisture issues as well.

Location : bathroom, Second Floor



Glazing

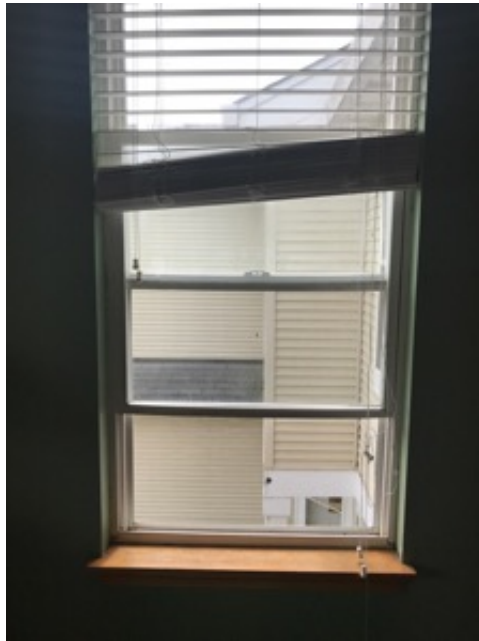
Type: Insulated Glass

Condition: Fogged - Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem.

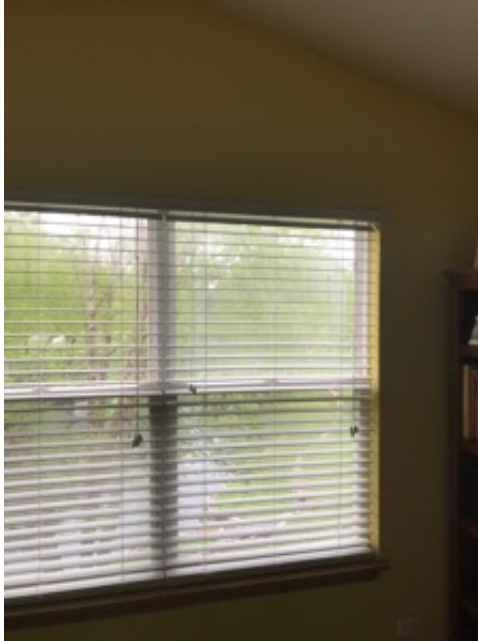
Location : Throughout, Second Floor, First Floor

Ratings : Defective









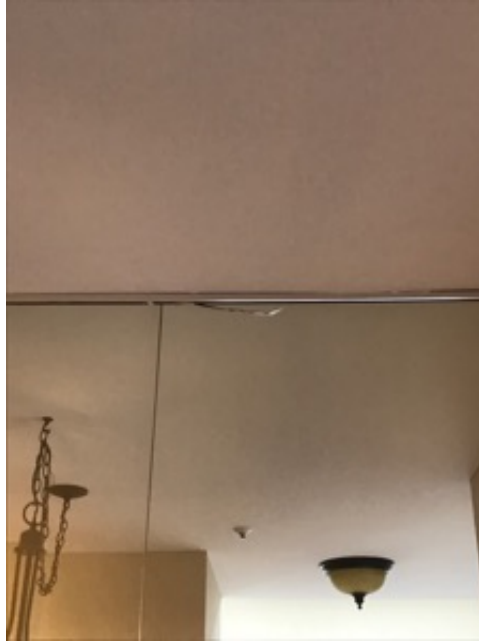
Misc

Type: Blinds - Blinds throughout the property do not seem to work as they should. They do not move freely when cord is pulled to lower.



broken mirror

Condition: Location : First Floor



Summary

Home inspection reports should always be viewed in their entirety. Summaries are included as a convenience, not as a report substitute. **This summary may not contain all of the defects noted in the FULL report.** The checklist and this Picture Report combine to make up the complete report.

Exterior

Windows › Windows

Type: Vinyl

Condition: **Damaged screen** - Screening is damaged in multiple areas and in need of repair.

Location : Front

Garage › Garage

Type: Attached Garage

Condition: **No fire door** - self-closing hinges on fire rated doors and jambs are missing between attached garage and living space.

Ratings : Hazardous

Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed.

Porch/Deck › Porch

Type: Open

Condition: **Cracks (minor)** - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.

Physical damage - Physical damage was noted and should be repaired.

Damaged screen - Screening is damaged and in need of repair. Door does not close fully.

Patio

Type: Concrete

Condition: **Undermining of slab** - Dirt under slab is being washed away. It is my opinion that this can lead to settling and should be evaluated further by a certified professional.

Location : Rear, Patio

Roof

Drainage › Downspouts

Type: Metal

Condition: **Discharge near foundation** - Downspout is discharging close to the foundation. This may cause water to enter the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation.

Electrical

Service › Type

Type: Underground

Panels › Main Panel

Type: Breaker

Location: Basement

Amps: 100

Voltage: 120/240

Note: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Interior Components › Receptacles

Type: **GFCI** - Improper cover. The cover that is currently installed does not allow for full function of the GFCI outlet because the "test" and "reset" buttons" are covered. I suggest the cover be changed to the correct one.

Location : Kitchen

Three-prong - Ground plug is broken off in receptacle therefore not allowing a grounded plug to be plugged in. I suggest a certified electrician evaluate further.

Location : Lower Level

GFI

Condition: **GFCI broke** - The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Replacement is needed.

Location : Front, Porch

Detector

Condition: Smoke detector present - Smoke detector(s) noted. Be sure to check the detector(s) as suggested by manufacturer.

CO detector present - Carbon monoxide detector(s) noted. Be sure to maintain detector(s) in conformance with the manufacturer's instructions.

Location : Second Floor

Plumbing

Main Supply › Main Supply

Material: Copper

Size: 3/4 inches

Shutoff

Type: Basement

Location : Basement

Piping › Waste Piping

Material: Plastic

Flow: Adequate

Condition: Improper trap - The waste piping does not contain a proper trap. This should be corrected.

Note: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Waste/Water › Water

Type: Public

Hot Water

Type: Natural Gas

Size: 40 - The typical life expectancy of a water heater is 8-12 years. This water heater was manufactured in 2009, putting it at the end of it expected life.

Note: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

Heating

Specification

Age: 20 to 30 yrs

Location: **Utility Room** - The average life expectancy of a furnace is 16-22 years. According to the serial number, this furnace was manufactured in 1996, putting it at about the end of its "life".

Manufacturer: Lennox

Model: 80MGF3-75A-7

Serial No.: 6396M 05917

Capacity (BTUs): 75,000

Warm Air › Filters

Type: Disposable

Condition: **Filter cannot be removed easily** - The door for the utility closet blocks the filter so it cannot be removed freely.

Location : Utility room

Misc

Type: **Vent cover** - Vent cover does not open or close properly

Location : First Floor

A/C

Specification

Location: **Not Observed** - The item was not observed. The unit was positioned too close to the house to read the information on the label.

Manufacturer: Lennox

Note: All air conditioning equipment should be serviced annually.

Kitchen/Laundry

Appliances › Refrigerator

Type: Double Door

Condition: **Not operational** - Water dispenser did not work when switch was turned on. Check and repair as needed.

Location : Kitchen

Bath

Bath › Tub/Shower

Type: Shower - Shower valve appears to be broken. Handle turns 360 degrees, which in my professional opinion is not correct. This can lead to scalding. I, Ryan Fair, am a licensed plumber.

Interior

Floors

Type: Carpet, Ceramic Tile, Laminate

Condition: Physical damage - Physical damage was noted and should be repaired.

Location : bedroom

Note: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Ceilings

Type: Drywall

Condition: Cracks (minor) - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.

Location : Second Floor

Poor workmanship - The quality of work does not appear to be what is generally considered acceptable from a professional. Repair as needed.

Location : Basement

Cracks (minor) - Some cracks were noted that are minor in nature. Small expansion or settlement cracks are a common occurrence and if need be repaired, providing that the settling has stopped.

Location : Second Floor

Stained - The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.

Location : bedroom, closet

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Type: Drywall

Condition: Peeling paper - Peeling wallpaper was noted, which could be a sign of excessive moisture or poor installation. Repair as needed.

Note: The type, material and integrity of the interior walls are reported on a representative basis only.

Windows › Windows

Condition: Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed.

Poor workmanship - The quality of work does not appear to be what is generally considered acceptable from a professional. Repair as needed.

Location : Lower Level

Peeling Caulk

Window stuck - Window does not open and close properly and should be repaired.

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Water stains - Water stains were noted. Stains are evidence of prior water penetrations. Monitor and repair if needed. Drywall tape also appears to have had moisture issues as well.

Location : bathroom, Second Floor

Glazing

Type: Insulated Glass

Condition: Fogged - Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem.

Location : Throughout, Second Floor, First Floor

Ratings : Defective

Misc

Type: Blinds - Blinds throughout the property do not seem to work as they should. They do not move freely when cord is pulled to lower.

Condition: broken mirror

Location : First Floor

Additional Information

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

The inspection is a quick snapshot of the house. A more thorough and exhaustive inspection would take much longer and cost **MUCH** more.

Inspection Info Is Only 'At The Time' Of The Inspection. Everything and anything in the house can quit working, start leaking or just plain go bad after the time of the inspection. We can only inspect and report on things as they are at the time of the inspection. Life expectations are only derived from our past experience and are in no way a guaranty or warranty of anything in the house.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

No Clues

We Always Miss Some Minor Things: Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best: There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

"We Hope This Is Food For Thought!"