

April 22, 2004

Re

Dear Chris:

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

[SUM 1] Spark arrester noted. Spalling of masonry brick chimney - Chimney missing masonry brick pieces is noted. Chimney is in need of maintenance and repair which may include pointing, replacement of chimney Bricks, and caulking open spaces noted between the chimney and house. Metal flashing around chimney, The potential for water entry is present. A chimney expert should be consulted for further evaluation and repairs as needed.

[SUM 2] Recommend water heater flue vent be seal up around the flue vent that meats the chimney, to prevent CO gas from entering the building.

[SUM 3] ALUMINUM WIRING: Aluminum branch wiring, when used for general lighting circuits, can be hazardous because of its tendency to oxidize and its incompatibility with fittings designed for other metals used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wires, used in many houses built between 1961 and 1978, are not necessarily dangerous however. As long as proper connections are used, and the connections are made without damaging the wire, aluminum wiring is considered safe. The main factor in determining whether a system is safe is the type of outlets and switches to which the aluminum wire is connected and the workmanship of the installation. Outlets and switches which are designated CO/ALR are considered appropriate for use with aluminum wire. These markings are found at the top or bottom of fixture mounting tabs, located under the plastic wall plates. Where indications are such that this is not the case, a licensed electrician should be called in to make a further evaluation of the system and to make repairs or modifications to the aluminum wiring to insure future safety. Warning signs of unsafe aluminum wiring include: unusually warm or warped outlet and switch cover

plates, smoke or sparks coming from outlets or switches, strange odors in the area of outlets and switches, periodic flickering of lights, or untraceable problems with plug-in lights and appliances. If any of the above are ever encountered, a licensed electrician should be called in to further evaluate the problem and make repairs as needed. The use of anti-oxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.

Sincerely,

Chris Johnson

INSPECTION CONDITIONS



Report Overview Illinois License #

Prepared By:

CJ Home Inspection
1831 Longboat Dr.
Elk Grove Village, IL 60007

Inspector:


Chris Johnson

Illinois License No. 050000312
(License Expires 11/30/2004)

Report Overview

The purpose of the inspection, in accordance with Illinois Register, Title 68, Chapter VIII, Part 1410 Home Inspector License Act and the ASHI . Standards of Practice, is to identify significant deficiencies

of the systems and components described in this report.
All systems and components designated for inspection in the Illinois Home Inspector License Act and ASHI . Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. At your request, I can provide you with copies of these documents or you can obtain them at the following web sites: <http://www.ashi.org>
<http://www.obre.state.il.us/realest/Homelnspect.htm>

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: April 22, 2004.
TIME OF INSPECTION: 9:00 AM.
CLIENT NAME: CJ Home Inspection.
INSPECTION LOCATION: 1831 Longboat.
CITY/STATE/ZIP: Elk Grove Village, IL 60007.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE: 55.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 64.
BUILDING TYPE: Ranch.
STORIES: 1
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA:	Suburb.
HOUSE OCCUPIED?	Yes.
CLIENT PRESENT:	Yes.
PEOPLE PRESENT:	Homeowner, Purchaser, Purchasers children.

PAYMENT INFORMATION:

TOTAL FEE:	0.00.
PAID BY:	N/A.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Brick.

CONDITION:

Appears serviceable.

TRIM:

CONDITION:



Flashing around chimney- Metal, The potent

CHIMNEY:

MATERIAL:



Spalling of masonry brick chimney
Brick.

CONDITION:



Spalling of masonry brick chimney

Spark arrester noted. Spalling of masonry brick chimney - Chimney missing masonry brick pieces is noted. Chimney is in need of maintenance and repair which may include pointing, replacement of chimney Bricks, and caulking open spaces noted between the chimney and house. Metal flashing around chimney, The potential for water entry is present. A chimney expert should be consulted for further evaluation and repairs as needed.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible, Basement is finished, Stairs and handrail serviceable, Basement door appears serviceable.

BASEMENT WALLS - TYPE:

Poured concrete.

CONDITION:

Basement walls are not fully visible.

BEAMS:

Beams are not fully visible.

FLOOR JOISTS:



This item is not fully visible. Signs of past leakage is noted to the floor joists and sub floor in fence room.

COLUMNS/ SUPPORTS:

Area is not fully visible.

BASEMENT FLOOR AND DRAINAGE:

Appears serviceable.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:



Attic is full size, Conventional framing, Accessible, No walk boards are provided, Minor stains are noted, Unable to determine the status of the stains. Cracking is noted to some of the roof sheathing wood planking, this contributes to high spots in the roof that can be seen from the roof top. This may be caused by the age of the planking and water damage. May need to replace planking next time roof replacement is done.

INSULATION TYPE AND CONDITION:



ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

**ROOF COVERING
STATUS:**

Appears serviceable/within useful life.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Appears serviceable.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

Appears serviceable, Water meter is located in basement room on the left. Valve not tested, No active leakage is noted at this time. Monitor in the future.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears serviceable.

WASTE LINES:

MATERIAL:

Cast Iron, Plastic.

CONDITION:

Appears serviceable, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Gas.

SIZE:

40 Gallons.

LOCATION:

Basement, Utility room.

CONDITION:



Recommend water heater flue vent be seal u

Pressure relief valve noted, not tested, Flue vent intact, Recommend water heater flue vent be seal up around the flue vent that meats the chimney, to prevent CO gas from entering the building.

**FUEL SYSTEM:
METER/TANK
LOCATION-
CONDITION:**

System appears serviceable, Meter located at front of home.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

Basement, Utility Area.

SYSTEM TYPE:

Forced Air.

**FUEL TYPE AND
NOTES:**

Natural Gas, Unit has a standing pilot light.

**APPROXIMATE AGE IN
YEARS:**

20.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.

**BURNERS/HEAT
EXCHANGERS:**

Burner flames are not as blue in color and not burning as efficiently as it should. Suggest cleaning/servicing blower motor, pilot light, vent system and burners. The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. Forced Air furnace age: Furnace and Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. Heater is 20 years old plan for replacement.
discharged

PUMP/BLOWER FAN:

Appears Serviceable.

COMBUSTION AIR:

Appears serviceable.

VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Appear serviceable.

NORMAL CONTROLS:

Appear serviceable.

GENERAL

SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

AIR CONDITIONING:

TYPE:

Central air conditioning Outside air temperature was below 65 degrees. Unable to test system at this time.

DUCTWORK:

TYPE:

Round sheet metal.

DUCTS/AIR SUPPLY:

Crushed ducts noted.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

**TYPE AND
CONDITION:**

Overhead, 110/220 Volt, Circuit breakers. Amperage rating 200.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

Basement,

Inspector Notes:

ALUMINUM WIRING: Aluminum branch wiring, when used for general lighting circuits, can be hazardous because of its tendency to oxidize and its incompatibility with fittings designed for other metals used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wires, used in many houses built between 1961 and 1978, are not necessarily dangerous however. As long as proper connections are used, and the connections are made without damaging the wire, aluminum wiring is considered safe. The main factor in determining whether a system is safe is the type of outlets and switches to which the aluminum wire is connected and the workmanship of the installation. Outlets and switches which are designated CO/ALR are considered appropriate for use with aluminum wire. These markings are found at the top or bottom of fixture mounting tabs, located under the plastic wall plates. Where indications are such that this is not the case, a licensed electrician should be called in to make a further evaluation of the system and to make repairs or modifications to the aluminum wiring to insure future safety. Warning signs of unsafe aluminum wiring include: unusually warm or warped outlet and switch cover plates, smoke or sparks coming from outlets or switches, strange odors in the area of outlets and switches, periodic flickering of lights, or untraceable problems with plug-in lights and appliances. If any of the above are ever encountered, a licensed electrician should be called in to further evaluate the problem and make repairs as needed. The use of anti-oxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.

SUB PANEL NOTES:

Aluminum wiring at the 110 volt circuits noted. Recommend that ALL aluminum wiring be checked by a qualified licensed electrician familiar with aluminum wiring.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Aluminum.

SWITCHES & OUTLETS:

CONDITION:

Bedroom- Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:
OTHER EXTERIOR DOORS:
INTERIOR DOORS:

WINDOWS:

TYPE & CONDITION:

INTERIOR WALLS:

MATERIAL & CONDITION:

CEILINGS:

TYPE & CONDITION:

FLOORS:

TYPE & CONDITION:

STAIRS & HANDRAILS:

CONDITION:

SMOKE / FIRE DETECTOR:

COMMENTS:

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Detached, Two car.

ROOF:

CONDITION:

Appears serviceable.

FLOOR:

CONDITION:

Typical cracks noted, Appears serviceable.

GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic reverse feature is, Door opener tension needs adjustment however, to insure safe conditions.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

**TYPE AND
CONDITION:**

Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Appears serviceable.

VENTILATION:

**TYPE AND
CONDITION:**

Fan/Hood operational.

REFRIGERATOR:

**TYPE AND
CONDITION:**

Electric.

INTERIOR COMPONENTS:

**COUNTERS AND
CABINETS:**

Appear serviceable.

WINDOWS/DOORS:

Appear serviceable.

**SWITCHES/FIXTURES/
OUTLETS:**

Outlets within 6 feet of the sink are not GFCI protected.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Basement.

CONDITION:

Plumbing appears serviceable, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Washer is an older model. Appliance is nearing the end of its useful life. Rusting is noted.

CLOTHES DRYER:

Appears serviceable, Gas, A dryer vent is provided,

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:	Basement.
CONDITION OF SINK:	The following problems were noted at the drain: Drainage is a bit slower than normal.
CONDITION OF TOILET:	The following problems were noted at the toilet: Toilet is loose at floor.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable.
BATH VENTILATION:	Appears serviceable.

BATHROOM AREA:

BATH LOCATION:	Between bedrooms, Upstairs.
CONDITION OF SINK:	Appears serviceable, Drain appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable.
BATH VENTILATION:	Appears serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Appears serviceable.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable.

LANDSCAPING:

CONDITION:

Maintained.

GRADING:

SITE:

Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

FENCES & GATES:

TYPE:

Wood.

CONDITION:

Not inspected. Inquire with seller about property lines and fence ownership.