INSPECTION REPORT

For the Property at:

1600 N. PAULINA ST.

CHICAGO, IL 60622

Prepared for: MARTHA BLACK and CARL FINN

Inspection Date: Monday, September 9, 2013

Prepared by: Thomas Jansson

Acuity Home Inspection Service
1936 W Estes Ave
Chicago, IL 60626
312-217-5249
IL Lic. 450.003340 exp 11/30/14
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acuity
HOME
INSPECTIONS

January 5, 2014

Dear Martha Black and Carl Finn,

RE: Report No. 1392, v.2
1600 N. Paulina St.
Chicago, IL
60622

Thank you for choosing Acuity. If you have questions about your inspection or report, please let me know. You can always e-mail me at tj@insightinspec.com. The fastest way to reach me is usually my cell: 312.217.5249.

This is an interactive report. Many of the items have blue hyperlinks which connect you to a home inspection database. To navigate quickly between sections, use the tabs at the top of the page.

Where action is recommended, only licensed and insured specialty contractors should be used. When researching costs, you are encouraged to obtain three signed estimates from three different, licensed and insured contractors. Always be sure to compare "apples to apples." Price disparities may indicate different levels of workmanship, design, or materials.

Contractors may uncover additional issues that were not detected or discussed at the inspection. This isn't unusual. Home inspections are non-invasive, non-destructive, limited, visual inspections, performed by a generalist. A specialist will have more detailed knowledge in his or her particular field, and may be authorized to perform certain tasks that a home inspector, performing a normal home inspection, would never do (like removing a wall, spending an hour under a sink, or disassembling the furnace.)

The inspection is a "snapshot in time." It's a look at the house as it appeared on inspection day. Ongoing maintenance, and ongoing monitoring, are important parts of home ownership. There's no such thing as a "maintenance-free" house.

Sincerely,

Thomas Jansson
on behalf of
Acuity Home Inspection Service

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Note: For the purpose of this report the building is considered to be facing **West**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

FLAT ROOFING \ Modified bitumen

Condition: • Leak

Active leak at GARAGE. Immediate repair by licensed roofing contractor is needed. See additional notes in "Structure."

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East (Garage)

Task: Repair

Time: Immediate

Condition: • Patched

Open seams have been patched over with roofing cement. This appears to be a temporary solution that could fail at any time. Review and repair by licensed roofing contractor is recommended prior to closing.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West (House)

Task: Further review by licensed roofing contractor; Repair

Time: Immediate

FLAT ROOF FLASHINGS \ Flashings

Condition: • Inspect during annual tune-up

Frequent inspection and maintenance of this type of flashing is necessary. The caulk has a tendency to dry and crack, leading to roofing leaks. An annual maintenance check by a licensed roofing contractor is recommended.

Location: Roof Flashings

Task: Service

Time: Immediate

FLAT ROOF FLASHINGS \ Installation

Condition: • Missing, too short

No flashing at air conditioning lines. Chance of water entry. Area appeared free of leaks, but is considered vulnerable. The addition of a pitch pan is recommended. Consult with licensed roofer prior to closing.

Implication(s): Chance of water damage to contents, finishes and/or structure

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Loose connections

Implication(s): Leakage

Location: North

Task: Correct

Time: Immediate

WALLS \ Flashings and caulking
Condition: • No flashing or drip edge noted at parapet cap. Lack of these features has been known to lead to water entering the wall cavity in this type of construction. No significant interior water penetration was observed at time of inspection.

WALLS \ Brick, stone and concrete
Condition: • Mortar deterioration
Mortar cracks noted at parapet and at parapet caps. All exterior masonry should be sealed and waterproofed by licensed and insured masonry specialist prior to closing.
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Condition: • Mortar deterioration
Mortar cracks were noted throughout exterior. Even small cracks such as these can allow significant amounts of water into the structure. Testing with RILEM tubes at a representative section of the south wall revealed that the exterior is extremely vulnerable to water entry. Further evaluation and repair by licensed and insured split-faced block specialist is strongly recommended prior to closing.
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

EXTERIOR GLASS \ Exterior trim
Condition: • Caulking loose, missing or deteriorated
Maintaining the integrity of the exterior caulk is essential to prevent water from entering the building envelope. Have doors and windows throughout reviewed and re-caulked as needed by licensed and insured exterior waterproofing specialist prior to closing.
Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs
Location: Throughout
Task: Repair
Time: Immediate

Structure

ROOF FRAMING \ Rafters/trusses
Condition: • Concentrated loads
Point loads have been attached to trusses for storage shelving support. Please be aware that trusses are engineered components; they may or may not be designed to bear weight from below. Further evaluation by licensed structural engineer, or removal of point loads is recommended prior to closing.
Implication(s): Chance of structural movement
Location: Garage

Condition: • Rot
Rot noted at garage truss. Further evaluation is recommended when repairing garage roof. Replacement of damaged truss(es) may be necessary. Have trusses evaluated by licensed roofer or licensed structural engineer prior to closing.
Implication(s): Weakened structure
Location: Garage

ROOF FRAMING \ Sheathing
Condition: • Water stains
Water stains, elevated moisture levels noted at garage roof sheathing, southeast. Replace damaged sheathing when repairing roof.
Implication(s): Material deterioration
Location: Garage

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop
Condition: • Height over balcony
Improper clearance from balcony. 5 foot horizontal clearance is recommended. Have service entrance moved when correcting meter base issue noted elsewhere in this section.
Implication(s): Electric shock

SERVICE BOX, GROUNDING AND PANEL \ Service box
Condition: • Box location poor
Meter socket is at grade. ComEd requires 30" minimum clearance from grade to meter base (ComEd Residential Electric Service Installation Guide, 5th Edition, page 28). Have meter base height corrected by licensed electrician per ComEd requirements prior to closing.
Implication(s): Difficult access | Difficult to service

DISTRIBUTION SYSTEM \ Wiring - installation
Condition: • Open splices
Exposed splices in garage. Have wire properly enclosed by licensed electrician prior to closing.
Implication(s): Electric shock | Fire hazard

DISTRIBUTION SYSTEM \ Lights
Condition: • Improper closet lighting
Bare bulbs in closets are a potential fire hazard. All closet lighting fixtures should be repaired or replaced. Have appropriate fixtures installed by licensed electrician in accordance with current national standards prior to closing.
Implication(s): Fire hazard
Location: East basement bedroom
Task: Replace closet lighting
Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • GFI test faulty
Implication(s): Electric shock
Location: Rooftop, East
Task: Replace Faulty GFCI
Time: Immediate

Condition: • Arc Fault Interrupter (AFI) needed
Current national standards require Arc Fault Interrupter (AFI) outlets for all bedroom outlet circuits. Have AFI breakers added as needed by licensed electrician to enhance the safety of the electrical system.

See APPENDIX for more information on AFCI protection.

Plumbing

WATER HEATER \ Temperature/pressure relief valve
Condition: • TPR Discharge Tube Issues: The discharge tube should be as short and as straight as possible, ending at approximately 6" above the floor. The end of the tube should be uncapped, unthreaded, and readily visible.
Tube not straight; termination not visible. Have corrected by licensed plumber prior to occupancy.
Location: Water Heater
Task: Correct
Time: Immediate

WASTE PLUMBING \ Sewage ejector pump
Condition: • Odor
Strong odor noted at ejector pump, north-east plumbing closet, basement. Presence of air admittance valve (AAV) raises questions of a possibly inadequate venting installation. No vents were observed at north side of roof. (may have been obscured by rooftop planters, etc.; presence of venting could not be confirmed). Have ejector and venting checked and repaired as needed by licensed plumbing contractor prior to closing.
Implication(s): Sewer gases entering the house

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Loose toilets. Have licensed and insured plumbing contractor replace wax ring and re-seat loose toilet prior to closing.
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house
Location: East basement bathroom, Master bathroom, Second floor west bathroom, First floor powder room
Task: Repair
Time: Immedaite

FIXTURES AND FAUCETS \ Shower stall
Condition: • Inoperative
Inoperative Rain Shower. Have checked and repaired as needed by licensed plumber prior to closing.
Location: Master bathroom shower stall
Task: Repair
Time: Immediate

FIXTURES AND FAUCETS \ Shower stall enclosure
Condition: • Leak
Leak at master shower stall enclosure. Have repaired as needed by licensed shower stall specialist prior to use.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Master Bathroom
Task: Repair
Time: Immediate

Interior

WINDOWS \ Means of egress
Condition: • Too small
Second floor middle bedroom: windows are too small to conform to current national standards regarding rescue opening in case of emergency.

Basement bedrooms: Windows too high from finished floor surface to conform to current national standards for emergency rescue openings.
Implication(s): Restricted emergency exits

STAIRS \ Handrails
Condition: • Missing
Handrails and guardrails missing throughout. Guardrails at main stairway hazardous to children. All stairways should be reviewed and corrected as needed by licensed contractor prior to occupancy.
Implication(s): Fall hazard
Location: Throughout
Task: Correct
Time: Immediate

This is the end of the summary section. The remainder of the report deals with individual systems in more detail, and may list conditions that were not included in the summary section. Please read the entire report.

Description

General: • The Description section identifies components in the home by material or type. This is provided as an inventory, and no observations or comments on conditions are included here.

Flat roofing material:
• Roll roofing
Modified Bitumen Torch-Down Roof

Probability of leakage: • Medium

Limitations

Roof inspection limited/prevented by: • Deck/solar panels covering roof

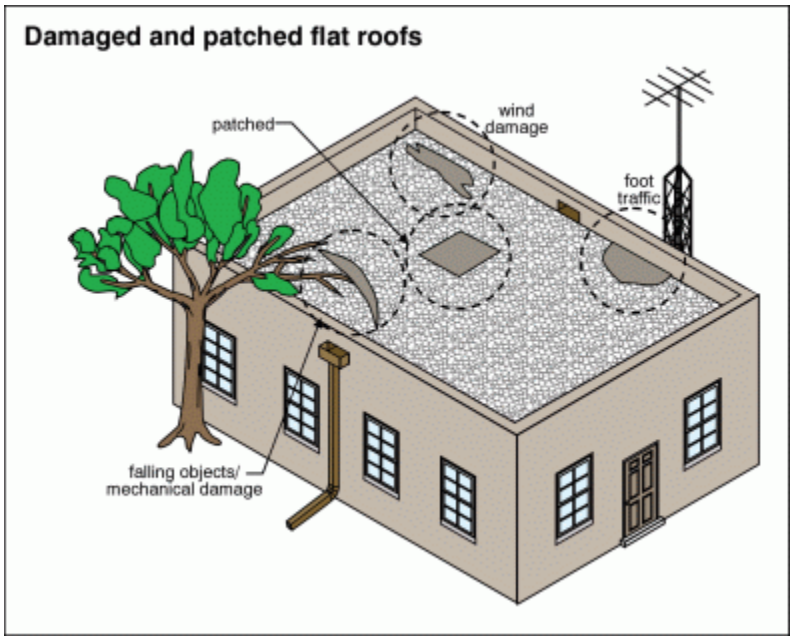
Inspection performed: • By walking on roof

Recommendations

General
• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

FLAT ROOFING \ Modified bitumen
Condition: • Leak
Active leak at GARAGE. Immediate repair by licensed roofing contractor is needed. See additional notes in "Structure."
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: East (Garage)
Task: Repair
Time: Immediate

Condition: • Patched
Open seams have been patched over with roofing cement. This appears to be a temporary solution that could fail at any time. Review and repair by licensed roofing contractor is recommended prior to closing.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: West (House)
Task: Further review by licensed roofing contractor; Repair
Time: Immediate



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Patched

Condition: • No UV protection (paint, granules, etc.)
Have licensed roofing contractor apply appropriate UV sealant to flat roof sections prior to closing. Lack of UV protection decreases flat roof life.
Implication(s): Chance of water damage to contents, finishes and/or structure

No UV protection (paint, granules, etc.)

FLAT ROOF FLASHINGS \ Flashings

Condition: • Inspect during annual tune-up
Frequent inspection and maintenance of this type of flashing is necessary. The caulk has a tendency to dry and crack, leading to roofing leaks. An annual maintenance check by a licensed roofing contractor is recommended.
Location: Roof Flashings
Task: Service
Time: Immediate

Previous repair to roof flashing

Service needed at roof flashing

FLAT ROOF FLASHINGS \ Installation

Condition: • Missing, too short
No flashing at air conditioning lines. Chance of water entry. Area appeared free of leaks, but is considered vulnerable. The addition of a pitch pan is recommended. Consult with licensed roofer prior to closing.
Implication(s): Chance of water damage to contents, finishes and/or structure

No flashing, previous repair, vulnerable area

Missing flashing; vulnerable to leakage

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Scuppers

Gutter & downspout discharge: • Below grade

Lot slope: • Flat

Wall surfaces - masonry: • Artificial stone • Block

Walkway: • Concrete

Exterior steps: • Stone

Garage: • Masonry Block

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • Loose connections

Implication(s): Leakage

Location: North

Task: Correct

Time: Immediate

Loose connection; may cause basement leaks

WALLS \ Flashings and caulking

Condition: • No flashing or drip edge noted at parapet cap. Lack of these features has been known to lead to water entering the wall cavity in this type of construction. No significant interior water penetration was observed at time of inspection.

No flashing visible beneath sills throughout

No flashing seen under parapet caps thru-out

Condition: • Flashing not visible throughout. Cannot verify the presence or absence of flashing between floors or at doors/windows.

Very small amounts of flashing were visible at ground level.

Inspector should be able to see flashing at all doors, all windows, and between floors. Complete, correctly installed flashing is necessary to keep water out of the interior structure and living space.

WALLS \ Brick, stone and concrete

Condition: • Split face block (also known as split-faced concrete masonry units, or CMUs.) Problems with water penetration have been noted in other buildings using split-faced block. The irregular surfaces and natural porosity of the concrete make the CMUs vulnerable to water intrusion and damage to interior contents, structure and finishes. The block should be sealed with an appropriate waterproof coating for split-faced CMUs. Because of the nature of this job, and the importance of an effective water seal, only a licensed and insured masonry or waterproofing contractor should be used. Consult with a licensed masonry or waterproofing contractor prior to closing.
Water penetration has been linked to structural damage in other buildings of this type. Such structural issues were not observed at this inspection; however, this inspection was non-invasive and limited by the presence of interior finishes.

Condition: • Mortar deterioration
Mortar cracks noted at parapet and at parapet caps. All exterior masonry should be sealed and waterproofed by licensed and insured masonry specialist prior to closing.
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Mortar deterioration at parapet wall

Mortar cracks at parapet caps

Condition: • Mortar deterioration

Mortar cracks were noted throughout exterior. Even small cracks such as these can allow significant amounts of water into the structure. Testing with RILEM tubes at a representative section of the south wall revealed that the exterior is extremely vulnerable to water entry. Further evaluation and repair by licensed and insured split-faced block specialist is strongly recommended prior to closing.

Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Waterproofing needed

RILEM testing

EXTERIOR GLASS \ Exterior trim

Condition: • Caulking loose, missing or deteriorated

Maintaining the integrity of the exterior caulk is essential to prevent water from entering the building envelope. Have doors and windows throughout reviewed and re-caulked as needed by licensed and insured exterior waterproofing specialist prior to closing.

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: Throughout

Task: Repair
Time: Immediate

Caulk deterioration throughout

Caulk deterioration throughout

DOORS \ Doors and frames

Condition: • Rot

Bottom portion of front door jamb is beginning to rot. Repair or replacement by licensed, skilled finish carpenter is recommended prior to closing.

Implication(s): Chance of damage to finishes and structure

Rot: front door jamb exterior

DOORS \ Exterior trim

Condition: • Damaged, cracked or loose

Loose, damaged weather-stripping at rear patio doors. Chance of drafts, chance of water and pest entry. Have doors repaired as needed prior to closing.

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Loose, damaged weather-stripping

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

No handrails at south gangway stairs (x2)

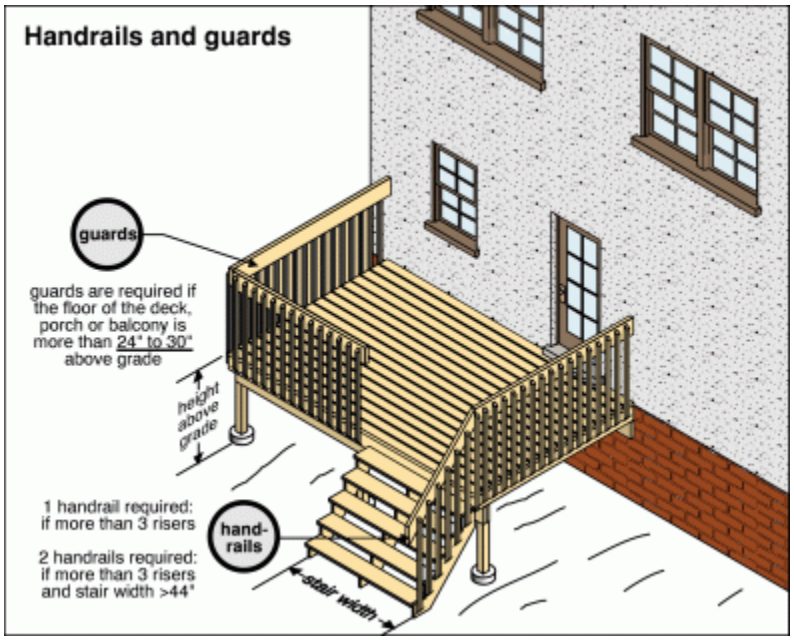
Handrails not graspable at front stairway.

Implication(s): Fall hazard

Location: Exterior stairways throughout

Task: Correct

Time: Immediate



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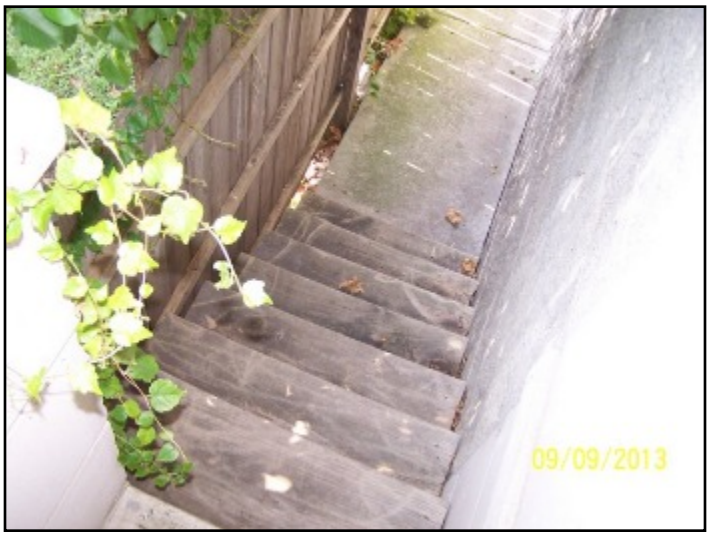


Missing handrail

Handrail not graspable

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Trusses

Exterior wall construction: • Masonry

Roof and ceiling framing: • Trusses • Not visible

Limitations

Inspection limited/prevented by: • Finished Basement

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 100 %

Recommendations

ROOF FRAMING \ Rafters/trusses

Condition: • Concentrated loads

Point loads have been attached to trusses for storage shelving support. Please be aware that trusses are engineered components; they may or may not be designed to bear weight from below. Further evaluation by licensed structural engineer, or removal of point loads is recommended prior to closing.

Implication(s): Chance of structural movement

Location: Garage

Concentrated loads on trusses

Condition: • Rot

Rot noted at garage truss. Further evaluation is recommended when repairing garage roof. Replacement of damaged truss(es) may be necessary. Have trusses evaluated by licensed roofer or licensed structural engineer prior to closing.

Implication(s): Weakened structure

Location: Garage

Garage: Water-stained sheathing

Water stains @ trusses throughout garage

Active water entry: Saturated Truss

Garage: Area of structural water damage

Elevated moisture level; monitor; ongoing

Garage: Rotting Truss

ROOF FRAMING \ Sheathing

Condition: • Water stains

Water stains, elevated moisture levels noted at garage roof sheathing, southeast. Replace damaged sheathing when repairing roof.

Implication(s): Material deterioration

Location: Garage

Description

Service entrance cable and location: • Overhead

Service size: • 200 Amps (240 Volts)

System grounding material and type: • Copper - water pipe • Not visible

Distribution panel type and location: • Breakers - basement

Distribution wire material and type: • Copper - conduit

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - Kitchen, Baths, Exterior

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • Present

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

• Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Height over balcony

Improper clearance from balcony. 5 foot horizontal clearance is recommended. Have service entrance moved when correcting meter base issue noted elsewhere in this section.

Implication(s): Electric shock

Improper clearance from balcony to elec svc

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Box location poor

Meter socket is at grade. ComEd requires 30" minimum clearance from grade to meter base (ComEd Residential Electric Service Installation Guide, 5th Edition, page 28). Have meter base height corrected by licensed electrician per ComEd requirements prior to closing.

Implication(s): Difficult access | Difficult to service

Improper meter location

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Panel checked

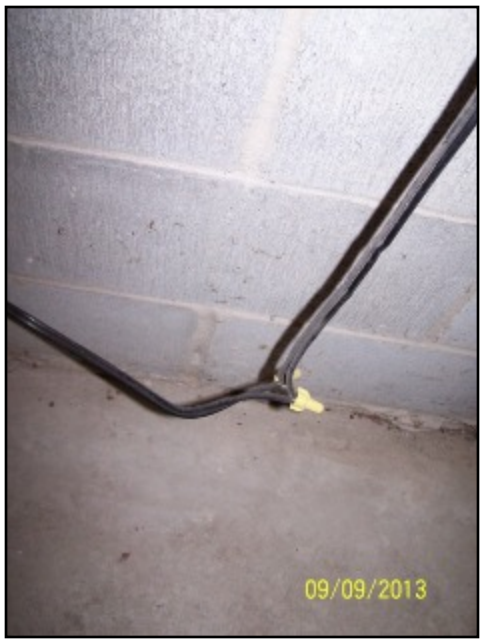
Panels checked

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Open splices

Exposed splices in garage. Have wire properly enclosed by licensed electrician prior to closing.

Implication(s): Electric shock | Fire hazard



Exposed wire splice at garage

DISTRIBUTION SYSTEM \ Lights

Condition: • Improper closet lighting

Bare bulbs in closets are a potential fire hazard. All closet lighting fixtures should be repaired or replaced. Have appropriate fixtures installed by licensed electrician in accordance with current national standards prior to closing.

Implication(s): Fire hazard

Location: East basement bedroom

Task: Replace closet lighting

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFI test faulty

Implication(s): Electric shock

Location: Rooftop, East

Task: Replace Faulty GFCI

Time: Immediate

Scorch marks on faulty GFI

GFI test faulty

Condition: • Arc Fault Interrupter (AFI) needed

Current national standards require Arc Fault Interrupter (AFI) outlets for all bedroom outlet circuits. Have AFI breakers added as needed by licensed electrician to enhance the safety of the electrical system.

See APPENDIX for more information on AFCI protection.

Description

Fuel/energy source: • Gas

System type: • Furnace

Furnace manufacturer: • Tappan

Heat distribution: • Ducts and registers

Efficiency: • High-efficiency

Approximate age: • 11 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • Medium

Exhaust pipe (vent connector): • PVC plastic

Fireplace: • Wood-burning fireplace • Gas fireplace

Chimney/vent: • Metal

Limitations

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevents testing heating effectiveness

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Life expectancy

Condition: • Clean, Check And Service.

The furnace should be serviced annually, prior to the start of every heating season by a licensed HVAC contractor. Regular, routine maintenance will help to ensure maximum safety, efficiency, and service life.

Clean, Check, and Service Annually

Description

Air conditioning type: • Air cooled

Manufacturer: • Tappan

Compressor approximate age: • 11 years

Failure probability: • Compressor Life: The NAHB has found that air conditioners have an average life expectancy of 10-15 years. Again, this is a statistical average. Many units will either fall short or exceed this average. Factors include usage patterns, maintenance history, quality of installation, and original quality of the units themselves.

Failure probability: • High

Limitations

Heat gain/loss calculations: • Heat gain and loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating and cooling systems prior to installation.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Annual maintenance by licensed HVAC technician is recommended to ensure system efficiency and maximum service life.

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Basement

Water flow and pressure: • Functional

Water heater fuel/energy source: • Gas

Water heater type: • Induced draft

Water heater manufacturer: • Bradford White

Tank capacity: • 75 gallons

Water heater approximate age: • 11 years

Water heater failure probability: • Water heater service life is given at 12 years. This is an average expectancy; like any mechanical device, there are units which greatly exceed the average life, and there are some that fail when still fairly new.

Water heater failure probability: • High

Waste disposal system: • Public

Waste piping in building: • Plastic • Not visible

Pumps: • Solid waste pump (ejector pump) • Sump pump

Floor drain location: • Near heating system

Gas piping: • Steel

Limitations

Inspection limited/prevented by: • Access to sump pumps and sewage ejector pumps was severely limited due to presence of storage and personal items.

Items excluded from a building inspection: • Floor Drains • Sealed catch basins • Buried plumbing • Sprinkler Sytstems • Automatic Timers

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Tank
Condition: • Safety pan and drain missing
Implication(s): Chance of water damage to contents, finishes and/or structure

WATER HEATER \ Temperature/pressure relief valve
Condition: • TPR Discharge Tube Issues: The discharge tube should be as short and as straight as possible, ending at approximately 6" above the floor. The end of the tube should be uncapped, unthreaded, and readily visible.
Tube not straight; termination not visible. Have corrected by licensed plumber prior to occupancy.
Location: Water Heater
Task: Correct
Time: Immediate

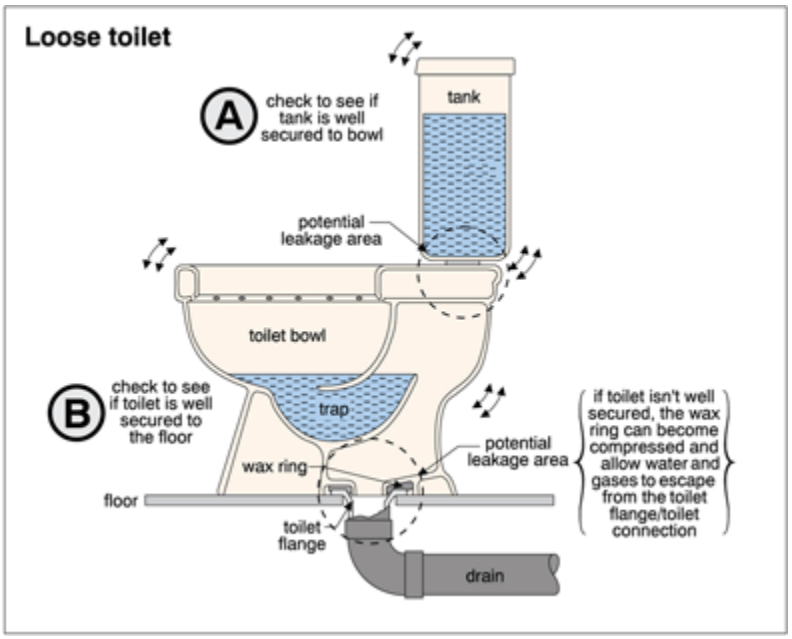
WASTE PLUMBING \ Venting system
Condition: • West basement vanity slow to drain; drainage rate increased when toilet was flushed. May indicate a venting issue. See notes elsewhere in this section regarding plumbing vents.

Condition: • Automatic air vents
Implication(s): Sewer gases entering the house
Location: Basement

WASTE PLUMBING \ Sewage ejector pump
Condition: • Odor
Strong odor noted at ejector pump, north-east plumbing closet, basement. Presence of air admittance valve (AAV) raises questions of a possibly inadequate venting installation. No vents were observed at north side of roof. (may have been obscured by rooftop planters, etc.; presence of venting could not be confirmed). Have ejector and venting checked and repaired as needed by licensed plumbing contractor prior to closing.
Implication(s): Sewer gases entering the house

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Drain stop ineffective
Implication(s): Nuisance | Reduced operability
Location: Master bath and basement west
Task: Repair or replace
Time: Discretionary

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Loose toilets. Have licensed and insured plumbing contractor replace wax ring and re-seat loose toilet prior to closing.
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house
Location: East basement bathroom, Master bathroom, Second floor west bathroom, First floor powder room
Task: Repair
Time: Immedaite



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FIXTURES AND FAUCETS \ Shower stall
Condition: • Inoperative
Inoperative Rain Shower. Have checked and repaired as needed by licensed plumber prior to closing.
Location: Master bathroom shower stall
Task: Repair
Time: Immediate

FIXTURES AND FAUCETS \ Shower stall enclosure
Condition: • Leak
Leak at master shower stall enclosure. Have repaired as needed by licensed shower stall specialist prior to use.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Master Bathroom
Task: Repair
Time: Immediate

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump
Condition: • Inoperative
Inoperative; no access to motor or power source.
Implication(s): Equipment failure
Location: Basement Bathroom West
Task: Repair; install motor access panel
Time: Immediate

Description

Major floor finishes: • Carpet • Hardwood

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Wood

Glazing: • Double

Exterior doors - type/material: • French • Wood

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Waste standpipe • Gas piping

Limitations

General: • A HOME INSPECTION IS NOT A PEST INSPECTION. Insects, rodents, or wildlife of any kind are not included in this inspection. You are encouraged to retain an appropriately licensed pest inspector if you would like a pest inspection.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Restricted access to: • Cupboards and cabinets

Not tested/not in service: • Oven • Microwave • Dishwasher

Not included as part of a building inspection: • Telephone lines, cable television reception, antennas, digital cable, satellite dishes and all other electronic, digital, or fiber optic communication systems are not included in a home inspection. • Audio, Video, Computer, or Entertainment Systems • Outdoor Grills • Playsets

Not included as part of a building inspection: • Carbon monoxide detectors • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 100 %

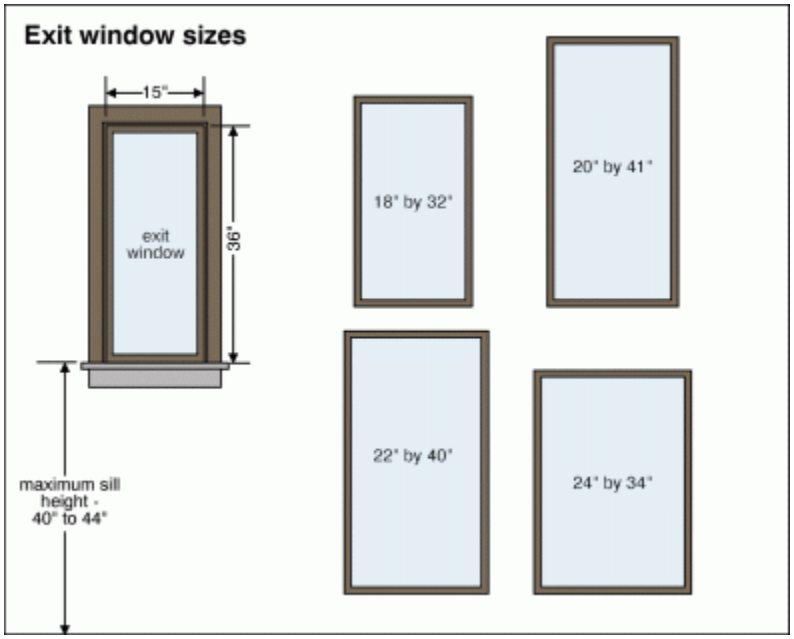
Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

FLOORS \ Ceramic tile, stone, marble, etc
Condition: • Tiles cracked
Implication(s): Cosmetic defects | Trip or fall hazard
Location: Basement (at media room stairway)
Task: Repair
Time: Discretionary

WINDOWS \ Means of egress
Condition: • Too small
Second floor middle bedroom: windows are too small to conform to current national standards regarding rescue opening in case of emergency.

Basement bedrooms: Windows too high from finished floor surface to conform to current national standards for emergency rescue openings.
Implication(s): Restricted emergency exits



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DOORS \ Hardware
Condition: • Inoperable
Second floor middle bedroom: Bathroom door fails to latch. Have adjusted as needed.
Implication(s): System inoperative or difficult to operate

CARPENTRY \ Cabinets
Condition: • Pieces missing or loose
Missing/broken hardware, west basement bathroom vanity
Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

STAIRS \ Handrails

Condition: • Missing

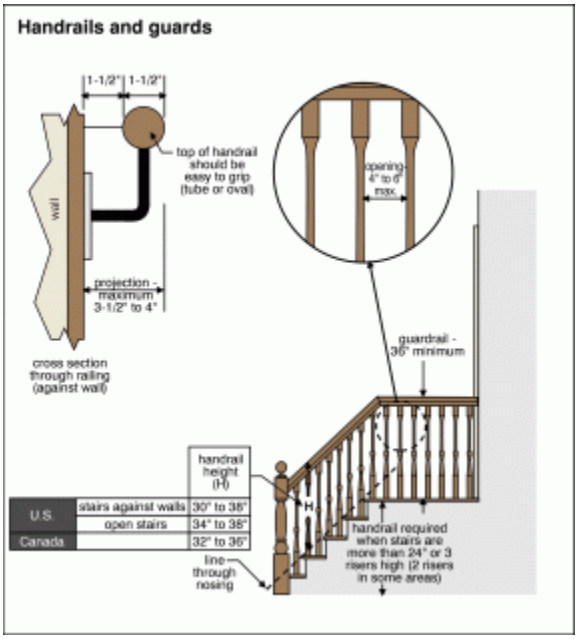
Handrails and guardrails missing throughout. Guardrails at main stairway hazardous to children. All stairways should be reviewed and corrected as needed by licensed contractor prior to occupancy.

Implication(s): Fall hazard

Location: Throughout

Task: Correct

Time: Immediate



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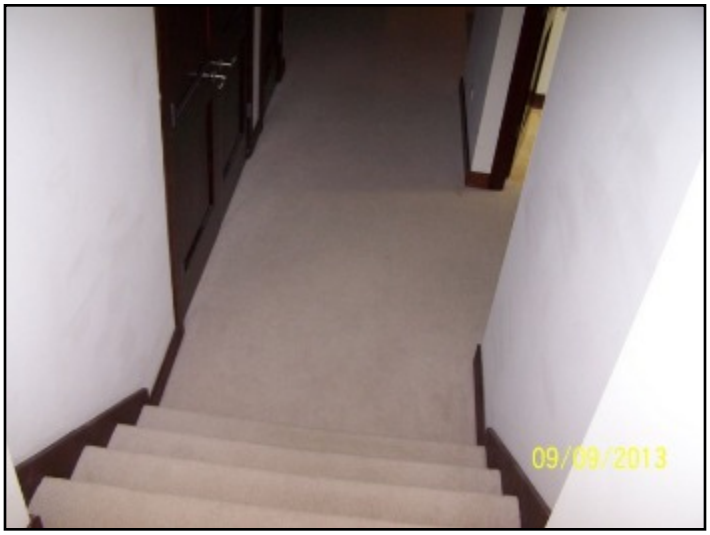
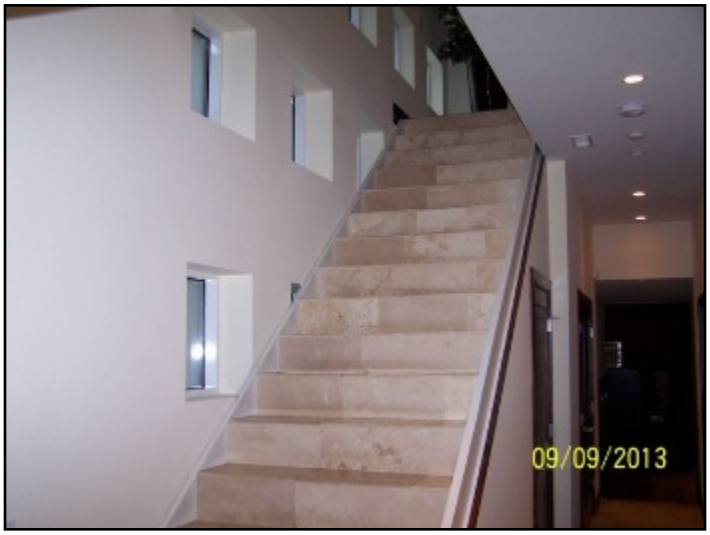


Fall hazard: missing handrails



Missing hand- and guard-rails

APPLIANCES \ Dryer

Condition: • Clean and service
Dryers and dryer vents should be thoroughly cleaned and serviced by licensed appliance specialist to improve efficiency and decrease fire risk.

Condition: • Foil Dryer Vent. Replace foil ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. Have dryer cleaned and serviced, and rigid ductwork installed, by licensed appliance technician prior to closing.
Location: Basement
Task: Replace
Time: Immediate

END OF REPORT

CPSC Fact Sheet

Preventing Home Fires: Arc Fault Circuit Interrupters (AFCIs)

Problems in home wiring, like arcing and sparking, can cause fires in the home.

Arc fault circuit interrupters or AFCIs, can provide enhanced protection from fires resulting from these unsafe home wiring conditions.

Typical household fuses and circuit breakers do not respond to early arcing and sparking conditions in home wiring. By the time a fuse or circuit breaker opens a circuit to defuse these conditions, a fire may already have begun.

AFCIs vs. GFCIs

AFCIs should not be confused with ground fault circuit interrupters or GFCIs. The popular GFCI devices are designed to provide protection from the serious consequences of electric shock.

While both AFCIs and GFCIs are important safety devices, they have different functions. AFCIs are intended to address fire hazards; GFCIs address shock hazards. Combination devices include both AFCI and GFCI protection in one unit.

Should You Install AFCIs?

You may want to consider adding AFCI protection for both new and existing homes. Older homes with ordinary circuit breakers especially may benefit from the added protection against the arcing faults that can occur in aging wiring systems.

For more information about AFCIs, contact an electrical supply store, an electrician, or the manufacturer of the circuit breakers already installed in your home. Sometimes these components can be replaced with AFCIs in the existing electrical panel box.

Be sure to have a qualified electrician install AFCIs; do not attempt this work yourself. The installation involves working within electrical panel boxes that are usually electrically live, even with the main circuit breakers turned off.

Publication 5133
R042012

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CPSC Safety Alert

Are Your Window Coverings Safe?

The U.S. Consumer Product Safety Commission (CPSC) has identified window coverings with cords as one of the top five hidden hazards in the home. To prevent tragic child strangulations, CPSC recommends the use of cordless window coverings in all homes where children live or visit.

About once a month a child between 7 months and 10 years old dies from window cord strangulation and another child suffers a near strangulation. In recent years, CPSC has recalled over five million window coverings, including Roman shades, roller and roll-up blinds, vertical and horizontal blinds.

Strangulation deaths and injuries can occur anywhere in the house where a window covering with a cord is installed. Children can wrap window covering cords around their necks or can pull cords that are not clearly visible but are accessible and become entangled in the loops. These incidents happen quickly and silently.

Window covering cords present the following four deadly hazards:

1

Pull Cords:

Children can strangle when they wrap the cord around their necks or become trapped in the loop created when loose cords get entangled. Even if cleats are used to wrap excess pull cords, if installed within the child's reach, the cords above the cleat present a hazard.

2

Looped Bead Chains or Nylon Cords:

Children can strangle in the free-standing loops.

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CPSC Safety Alert

3 Inner Cords of Roman Shades

- Children can pull out an exposed inner cord on the back side of Roman shades, wrap it around their necks and strangle.
- Children can place their necks in the opening between the fabric and cord and strangle.

4 Lifting Loops of Roll-up Blinds

- If the lifting loops (that raise and lower the blinds) slide off the side of the blind, they form a free-standing loop in which a child can become entangled and strangle.
- Children can place their necks between the lifting loop and the roll-up blind material and strangle.

CPSC offers the following safety tips to prevent deaths and injuries associated with window covering cords:

- Examine all shades and blinds in the home. CPSC recommends the use of cordless window coverings in all homes where children live or visit. Make sure there are no accessible cords on the front, side, or back of the product.
- Do not place cribs, beds, and furniture close to the windows because children can climb on them and gain access to the cords.
- Make loose cords inaccessible.
- If the window shade has looped bead chains or nylon cords, install tension devices to keep the cord taut.

Note: Most window blinds sold prior to November 2000 have inner cords (for raising the slats of the blinds) that can be pulled by a child and form a loop in which the child's neck can entangle. Consumers should immediately repair these types of blinds. For a free repair kit, call the Window Covering Safety Council at 800-506-4636 or visit windowcoverings.org. Consumers should know that WCSC's retrofit kits do not address the dangling pull cord hazard associated with many common window blinds.

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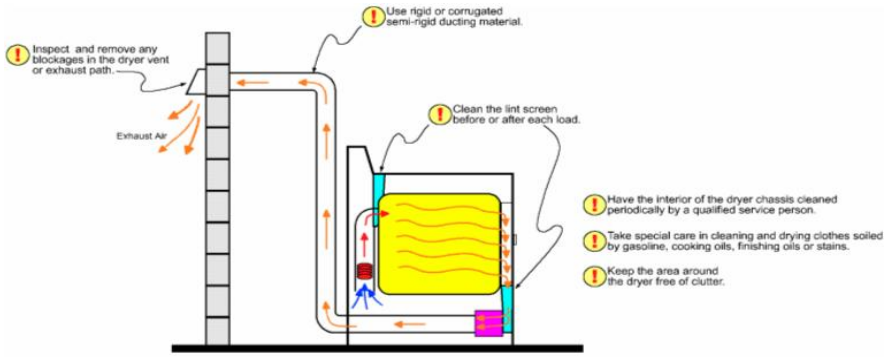
CPSC Safety Alert

Overheated Clothes Dryers Can Cause Fires

Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers.

To help prevent fires:

- **Clean the lint screen/filter before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.
- **Take special care when drying clothes that have been soiled with volatile chemicals** such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.



Publication 5022 062003 022012