

INSPECTION REPORT



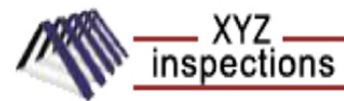
For the Property at:
27 MAPLE CRESCENT
CHICAGO, IL

Prepared for: JOHN SIMPSON
Inspection Date: Saturday, December 16, 2006
Prepared by: Alan Carson



XYZ Home Services, LLC
120 Carlton St., Suite 407
Chicago, IL 32678
1 800 268 7070
Fax: 847 964 0683
www.xyzhomeservices.com
info@xyzhomeservices.com

Setting the Standard for Home Inspections!



December 19, 2006

Dear John Simpson,

RE: Report No. 1366
27 Maple Crescent
Chicago, IL

Thank you for choosing XYZ inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

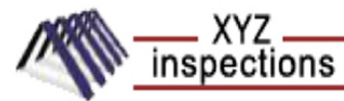
Please feel free to contact us with questions about the report or the home itself any time. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.DiscoverHorizon.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you, and best wishes to you and your family in your new home.
Sincerely,

Alan Carson
on behalf of
XYZ Home Services, LLC

XYZ Home Services, LLC
120 Carlton St., Suite 407
Chicago, IL 32678
1 800 268 7070
Fax: 847 964 0683
www.xyzhomeservices.com
info@xyzhomeservices.com



INVOICE

December 19, 2006

Client: John Simpson

Report No. 1366
For inspection performed at:
27 Maple Crescent
Chicago, IL

on: Saturday, December 16, 2006

Home Inspection		\$400.00
	Sales	\$24.00
	Tax	
	Total	<u>\$424.00</u>

XYZ Home Services, LLC
120 Carlton St., Suite 407
Chicago, IL 32678
1 800 268 7070
Fax: 847 964 0683
www.xyzhomeservices.com
info@xyzhomeservices.com

INSPECTION AGREEMENT

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

PARTIES TO THE AGREEMENT

Company

XYZ Home Services, LLC
120 Carlton St., Suite 407
Chicago, IL 32678

Client

John Simpson
17 Briar Crescent
Mundelein, IL 34511

This is an agreement between John Simpson and XYZ Home Services, LLC.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors. These can be reviewed at www.ashi.org/inspectors/standards/standards.asp

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.

Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

INSPECTION AGREEMENT

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemicals, including termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

5. If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

6. Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

7. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

I, John Simpson (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

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.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

[Priority Maintenance Items](#)

Electrical

Service box, grounding and panel \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

Time: Less than 1 year

Heating

Chimney and vent \ Metal chimney or vent

Condition: • [Chimney walls rusting or pitting](#)

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: North

Task: Replace

Time: Immediate

Insulation and Ventilation

Foundation \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. The link below provides some typical costs for home repairs and improvements.

[Home Improvement - ballpark costs](#)

ROOFING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

General: • A roof "tune-up" is recommended.

Sloped: • [Asphalt](#)

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.

Sloped roof flashings \ Roof/sidewall flashings

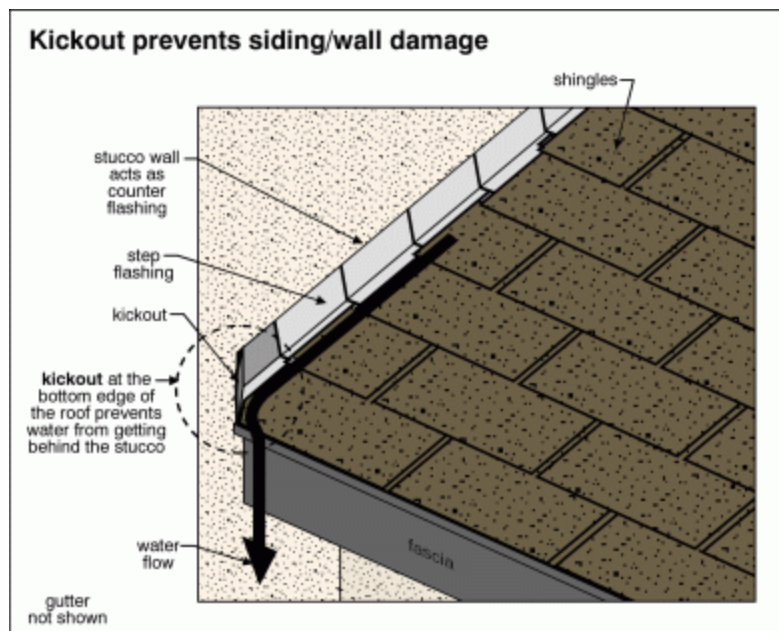
Condition: • [No kickout flashing](#)

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

Location: North First floor

Task: Improve

Time: Less than 1 year



[Click on image to enlarge.](#)

ROOFING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1. No kickout flashing at roof/sidewall junction

Sloped roof flashings \ Pipe/stack flashings

Condition: • [Leak](#)

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

Location: North

Task: Repair

Time: Immediate



2. Stack flashing should be sealed.

EXTERIOR

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#) • [Stone](#)

Wall surfaces : • [Vinyl siding](#) • [Stucco](#)

Retaining wall: • [Concrete](#)

LIMITATIONS

Inspection limited/prevented by: • Access was restricted to the area below the deck, limiting the extent of the inspection.

Inspection limited/prevented by: • Storage • Car in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

RECOMMENDATIONS

General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, Lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

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

Location: East Exterior wall

Task: Improve

Time: Immediate

Note: The downspout should be extended to discharge at least 6 feet from the home. The broken splash block can be discarded.

EXTERIOR

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

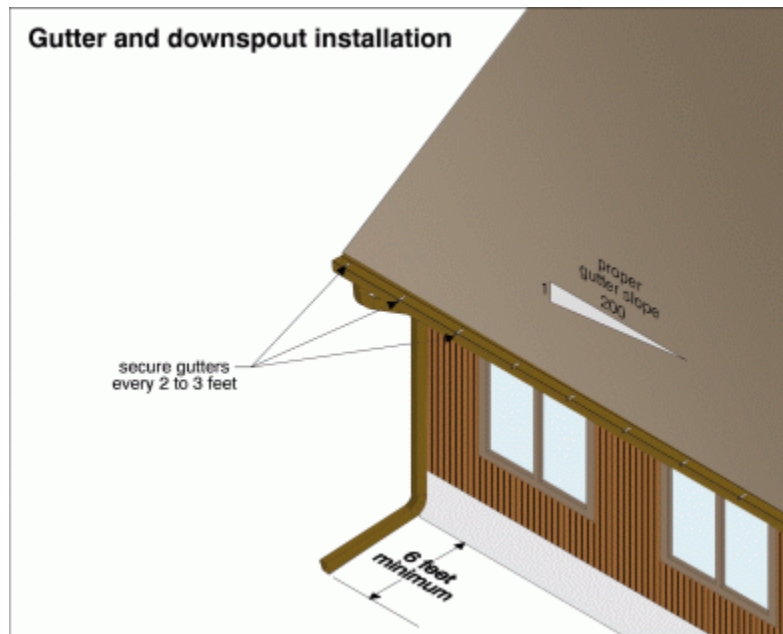
COOLING

INSULATION

PLUMBING

INTERIOR

Gutter and downspout installation



[Click on image to enlarge.](#)



3. Downspout should be extended away from home

DESCRIPTION

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#)

LIMITATIONS

Inspection limited/prevented by: • The attic/roof space was inspected from the access hatch. All areas could not be closely examined. • Some parts of the foundation walls were not visible and could not be inspected.

Inspection limited/prevented by: • Carpet/furnishings • Storage

RECOMMENDATIONS

Floors \ Joists

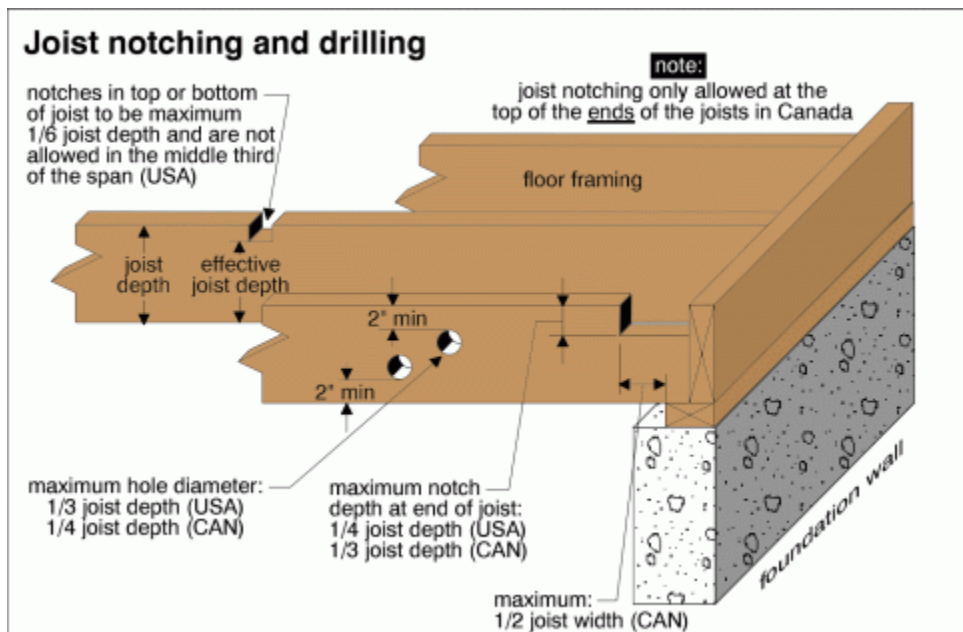
Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: West Basement

Task: Replace

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Double joist cut for ductwork

Roof framing \ Rafters/trusses

Condition: • [Split](#)

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

Location: Northeast Attic

Task: Repair or replace

Time: Immediate



5. Top chord of truss is broken

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Service entrance cable and location: • [Overhead copper](#)**Service size:** • [100 Amps \(240 Volts\)](#)**Main disconnect/service box rating:** • [100 Amps](#)**Main disconnect/service box type and location:** • [Breakers - basement](#)**System grounding material and type:** • [Copper - water pipe](#)**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - conduit](#)**Type and number of outlets:** • [Grounded - typical](#)**Circuit interrupters:** • [GFCI - bathroom and exterior](#)**Smoke detectors:** • [Present](#)

LIMITATIONS

General: • Concealed electrical components are not part of a home inspection.**Inspection limited/prevented by:** • The quality of the electrical grounding system is not determined as part of a home inspection.**Panel or disconnect cover:** • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

RECOMMENDATIONS

General

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

Service box, grounding and panel \ Service box - fuse, breaker, wire**Condition:** • [Poor connections](#)**Implication(s):** Electric shock | Fire hazard**Location:** North Basement**Task:** Improve**Time:** Immediate**Service box, grounding and panel \ Distribution panel****Condition:** • [Rust or water in panel](#)**Implication(s):** Electric shock | Fire hazard**Location:** North Basement**Task:** Replace**Time:** Less than 1 year



6. Water and rust in bottom of panel

Distribution system \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: East Exterior wall

Task: Repair or replace

Time: Immediate



7. Light fixture is not well secured

Distribution system \ Lights

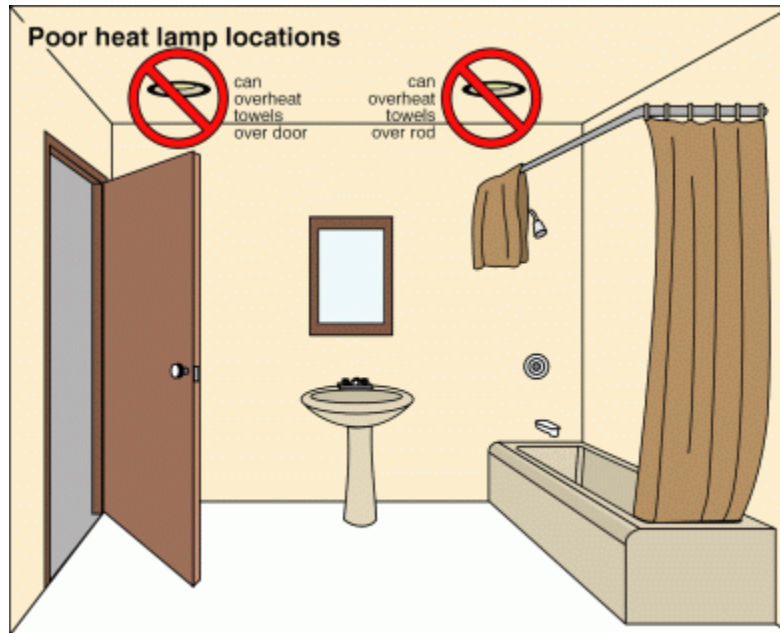
Condition: • [Heat lamps over doors](#)

Implication(s): Fire hazard

Location: East Second floor Bathroom

Task: Correct

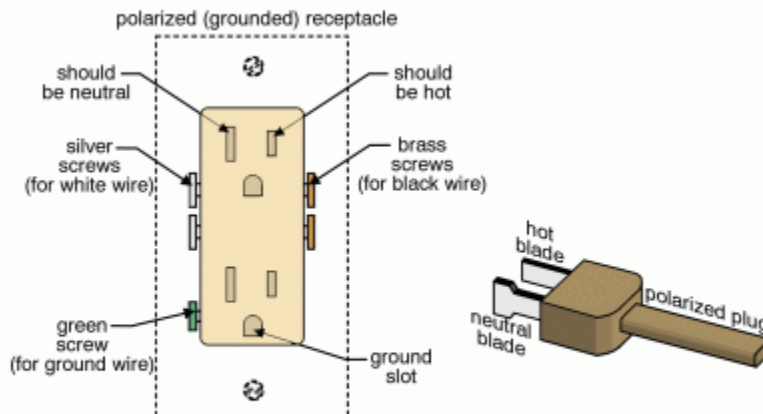
Time: Immediate



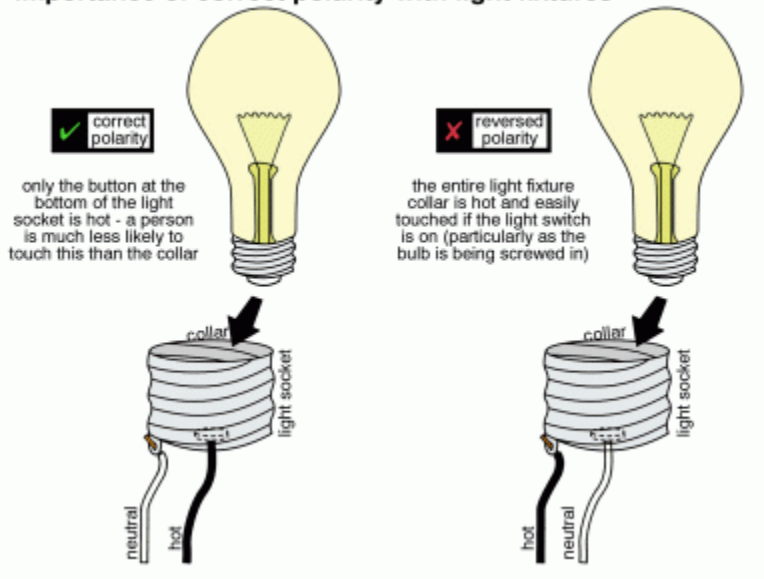
[Click on image to enlarge.](#)



8. Heat lamp over door - fire hazard!

Distribution system \ Outlets**Condition:** • [Reversed polarity](#)**Implication(s):** Electric shock**Location:** Various**Task:** Correct**Time:** Less than 1 year**Reversed polarity**

when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

[Click on image to enlarge.](#)**Importance of correct polarity with light fixtures**[Click on image to enlarge.](#)

HEATING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • Typical life expectancy is 20 to 25 years.

Approximate age: • [6 years](#)

Main fuel shut off at:

• Basement

Note: At front of home

Auxiliary heat:

• [Electric baseboard heater](#)

Note: In basement family room

Fireplace:

• [Zero clearance](#)

Note: Wood burning fireplace in living room

Chimney: • [Masonry](#) • [Metal](#)

Carbon monoxide test:

• 5 parts per million - approximate

Note: This is acceptable.

LIMITATIONS

General: • Heat 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 systems prior to installation.

Inspection prevented/limited by: • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing. • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system.

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

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

RECOMMENDATIONS

General

• An annual maintenance agreement that covers parts and labor is recommended.

HEATING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Gas furnace \ Venting system

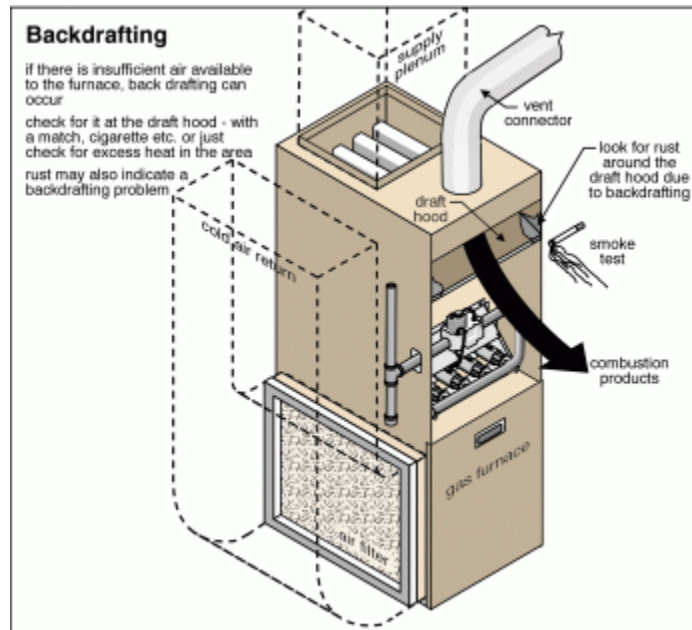
Condition: • [Draft hood spillage or backdraft](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Furnace room

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



9. Evidence of furnace backdrafting



10. Rust at bottom of heat exchanger

HEATING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Gas furnace \ Humidifier

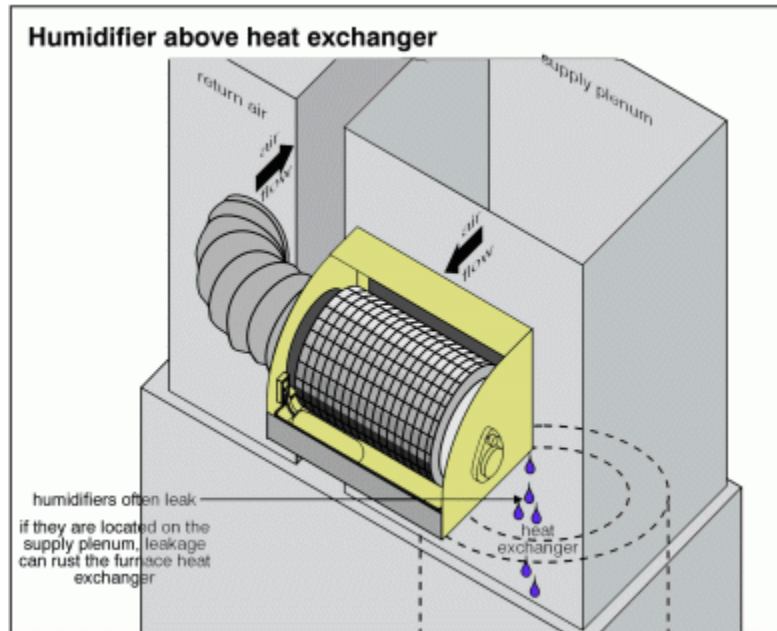
Condition: • [Leak](#)

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

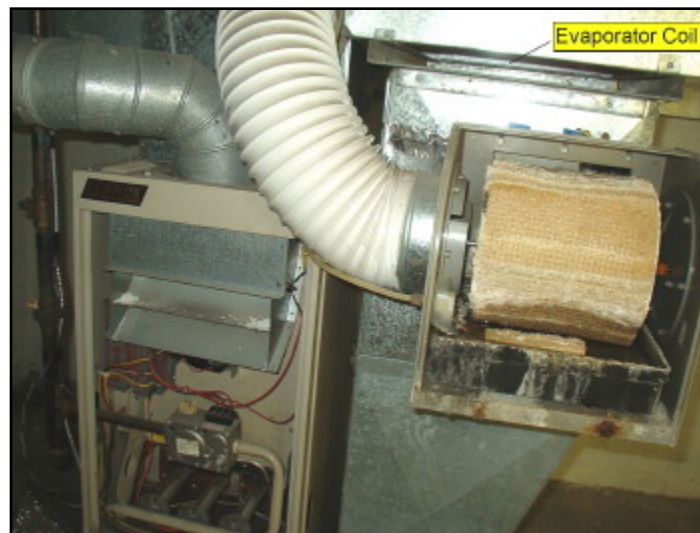
Location: West Basement

Task: Repair or replace

Time: Less than 1 year



[Click on image to enlarge.](#)



11. Leaking and inoperative humidifier

Chimney and vent \ Masonry chimney cap

Condition: • [Cracked](#)

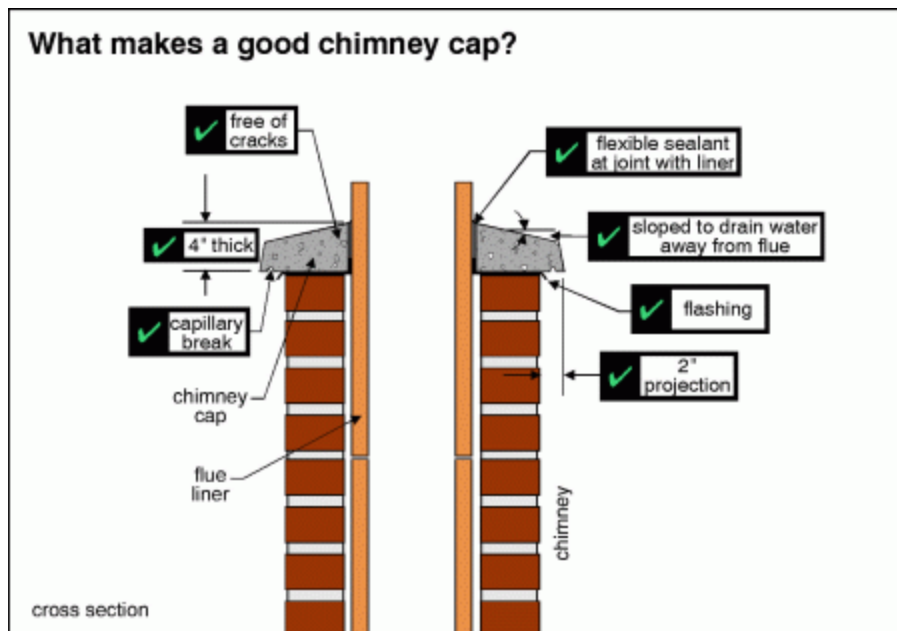
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: West

Task: Repair

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



12. Minor cracks in chimney cap

HEATING

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Chimney and vent \ Metal chimney or vent

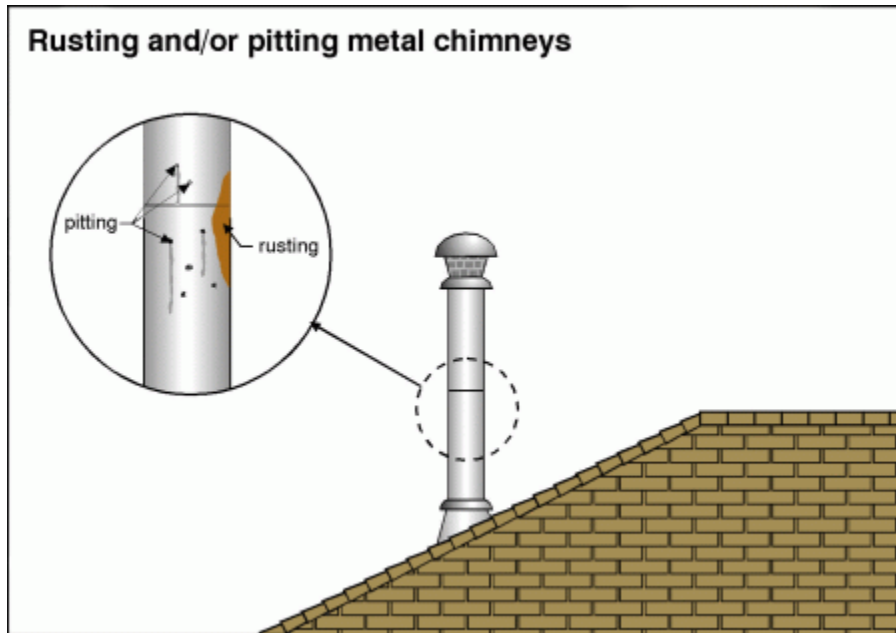
Condition: • [Chimney walls rusting or pitting](#)

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: North

Task: Replace

Time: Immediate



[Click on image to enlarge.](#)



13. Rusted chimney wall from fireplace

COOLING & HEAT PUMP

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • Typical life expectancy is 10 to 15 years.

Compressor approximate age: • 6 years

LIMITATIONS

General: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

RECOMMENDATIONS

Air conditioning \ Evaporator coil

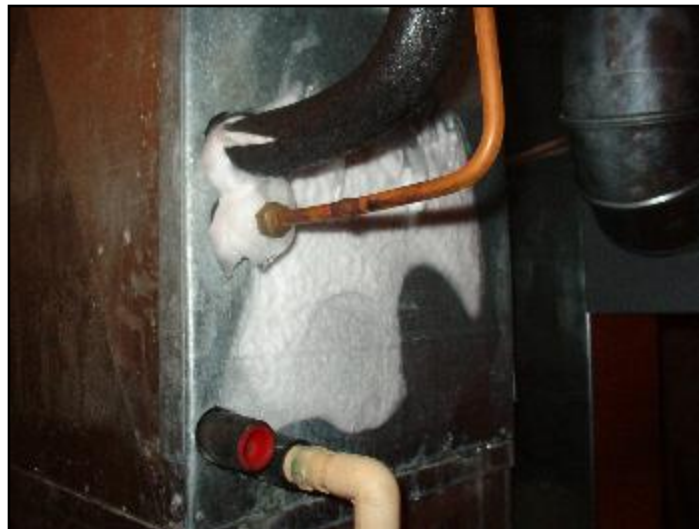
Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate



14. Frost visible on ductwork at AC coil

INSULATION AND VENTILATION

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Attic/roof insulation material: • [Mineral wool](#)

Attic/roof insulation amount: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount: • Not determined

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount: • [R-8](#)

Air/vapor barrier: • [Plastic](#)

LIMITATIONS

General: • Asbestos may be present in many building products and materials. Environmental consultants can assist if this is a concern.

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • The continuity of the air vapor barriers throughout the home could not be identified.

RECOMMENDATIONS

Foundation \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year



15. Exposed polystyrene insulation is fire hazard

DESCRIPTION

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Front of the basement

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • Typical life expectancy is 8 to 12 years.

Water heater approximate age: • 5 years

Waste piping in house: • [Plastic](#)

LIMITATIONS

General: • Moisture problems may result in visible or concealed mold growth. Environment Consultants can assist if this is a concern.

The following are not inspected or tested as part of a home inspection:

Tub and basin overflows

Water treatment equipment

Concealed plumbing components

Swimming pools, spas and hot tubs

Isolating and relief valves

The main plumbing shut off valve

RECOMMENDATIONS

Supply plumbing \ Supply piping in house

Condition: • [Leak](#)

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

Location: Northeast Basement

Task: Repair

Time: Immediate



16. Leaking copper supply pipe

Waste plumbing \ Traps - installation

Condition: • [Nonstandard shape or material](#)

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry area

Task: Improve

Time: Less than 1 year

Note: This configuration is prone to clogging problems



17. Poor trap arrangement

Waste plumbing \ Venting system

Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the house

Location: West central part of roof

Task: Remove cap

Time: Immediate



18. Plumbing stack is capped

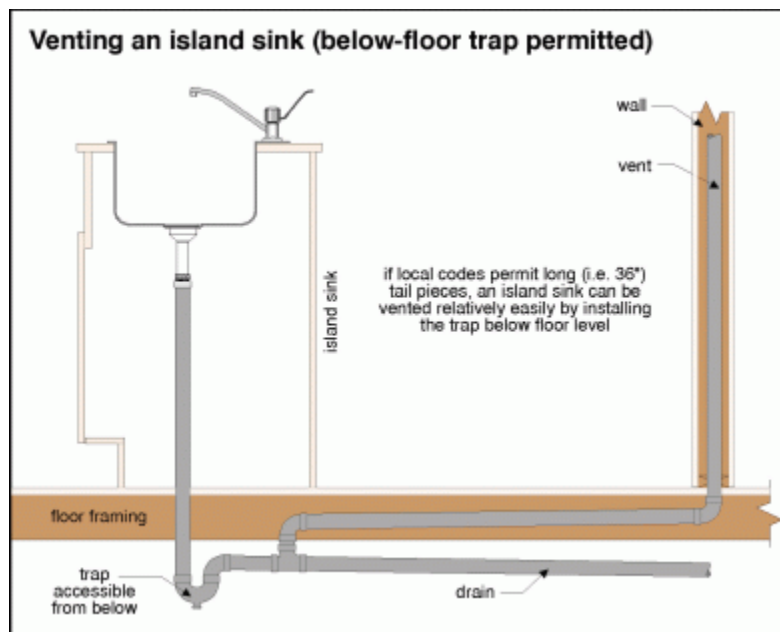
Waste plumbing \ Venting system

Condition: • [Island venting problems](#)

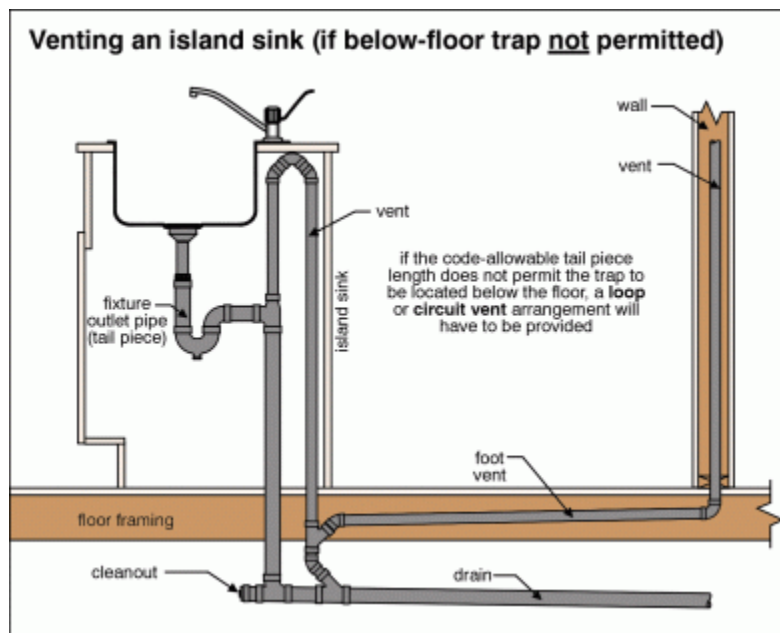
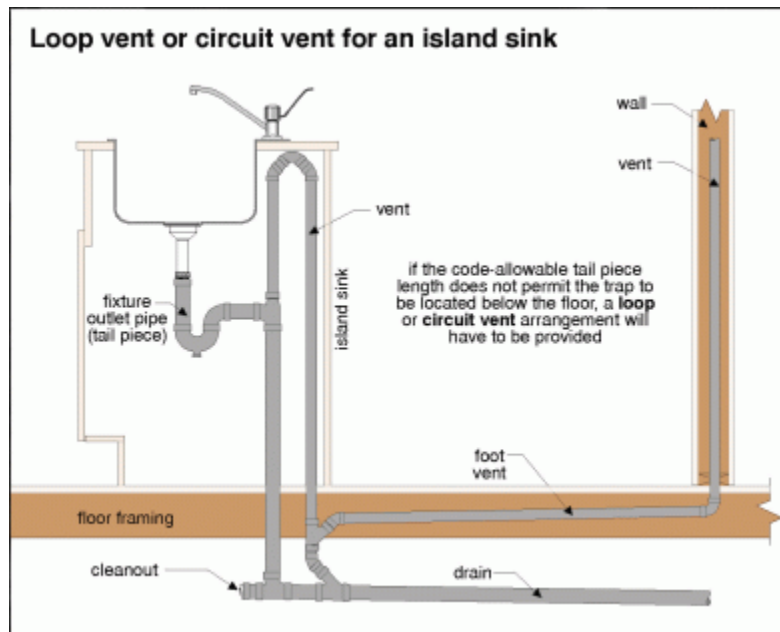
Implication(s): Sewer gases entering the house

Location: Kitchen

Task: Provide proper venting



[Click on image to enlarge.](#)



Fixtures and faucets \ Basin, sink and laundry tub

Condition: • [Rust](#)

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

Location: First floor Powder room

Task: Replace

Time: Unpredictable

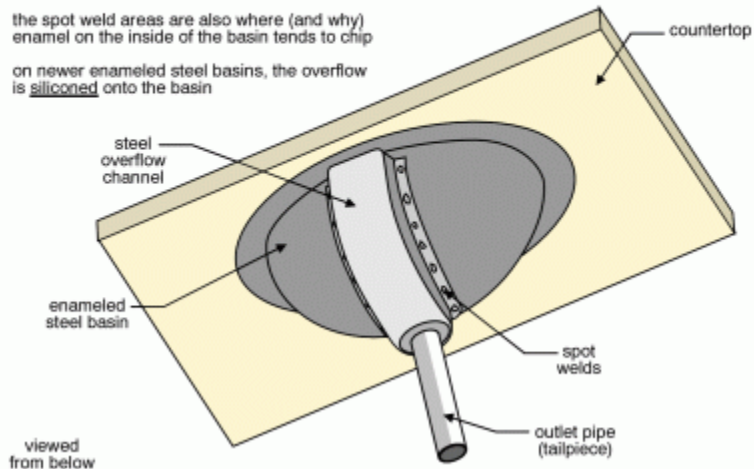
Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



[Click on image to enlarge.](#)



19. Steel basin rusting at weld

INTERIOR

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors: • [Solid wood](#) • [Metal](#) • [Sliding glass](#)

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • 240-Volt outlet

LIMITATIONS

General: • The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items.

Inspection limited/prevented by: • The interior of cupboards and cabinets are not included as part of a home inspection.

Basement leakage: • Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. As discussed previously, exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

Basement leakage: • Storage in basement limited inspection

RECOMMENDATIONS

Garage \ Vehicle door operators

Condition: • [Extension cord for opener](#)

Implication(s): Electric shock

Location: Garage

Task: Replace with permanent wiring

Time: Immediate

INTERIOR

27 Maple Crescent, Chicago, IL December 16, 2006

Report No. 1366

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



20. Extension cord for west garage door opener



21. Extension cord for east garage door opener

Exhaust fans \ Exhaust fan

Condition: • The clothes dryer is vented into an exhaust fan designed for a stove. This unconventional installation should be re-arranged.

Location: First floor Laundry area

Task: Improve

Time: Less than 1 year



22. Clothes dryer vented incorrectly

END OF REPORT