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Doyle Home Inspections

Client(s): **Corey Byington**

Property address: **350 Richmond DR, Romeoville, IL**








Inspection date: **Thursday, April 23, 2009**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Structural Pest Inspection Concerns

Items of concern relating to the structural pest inspection are shown as follows:

	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

Type of building: Duplex

Age of building: 8

Payment method: Check

Present during inspection: Client(s), Realtor(s)


Occupied: No


Weather conditions: Partly cloudy

Temperature: Cool

Ground condition: Damp

Foundation type: Slab on grade

1)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2)  Some or all sections of this property's plumbing system were "winterized" at the time of the inspection. The inspector was unable to fully evaluate the plumbing system and fixtures, such as toilets, faucets and sinks.

Exterior

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl

Driveway material: Asphalt

Sidewalk material: Poured in place concrete

Exterior door material: Solid core steel, Sliding glass


3)  One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 4


4)  One or more downspout extensions are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces



Photo 10

5) 🛠️💧 Recommend cleaning deck(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew. [Consumer Reports](#) recommends these products:

- Cabot Decking Stain and PTW Stain
- Olympic Water Repellent Deck Stain
- Thompson's House and Deck Stain
- Wolman PTW Deck Stain
- Akzo Sikkens Cetol DEK
- Benjamin Moore Moorwood Clear Wood Finish
- DAP Woodlife Premium
- Olympic Natural Look Protector Plus

6) 🛠️💧 The finish on the deck(s) and railing(s) is worn and/or deteriorated. Recommend cleaning and refinishing as necessary.



Photo 7

7) 🛠️💧 The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.

8) 🛠️ Recommend resealing asphalt driveway.

Roof

Roof inspection method: Viewed from eaves on ladder

Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

Garage

9) 🛠️🔍 One or more garage vehicle door openers are inoperable. A qualified contractor should evaluate and make repairs as necessary.

10) 🛠️ One or more exterior entrance doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.



Photo 2

11) Weatherstrip at the sides and/or bottom of the vehicle door is damaged and/or deteriorated. It should be replaced where necessary to prevent water and vermin intrusion.



Photo 3

Attic

Inspection method: Viewed from hatch

Roof structure type: Trusses

Ceiling structure: Trusses

Insulation material: Fiberglass loose fill, Fiberglass roll or batt





12)   Flexible lamp or appliance cord is being used for permanent wiring in one or more areas. This wiring is not intended to be used as permanent wiring, and poses a safety hazard of shock and fire. A qualified electrician should evaluate and make repairs as necessary.



Photo 12



Photo 13

13)   Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.


14)  Ceiling insulation is uneven in some areas. This is likely due to someone having walked on or through the insulation. Recommend installing additional insulation where necessary to restore the original R rating.



Photo 11

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 100
Service voltage (volts): 120/240
Location of main service switch: Garage
Location of main disconnect: Breaker at top of main service panel
Service entrance conductor material: Copper
System ground: Ground rod(s) in soil
Main disconnect rating (amps): 100
Branch circuit wiring type: Non-metallic sheathed
Smoke detectors present: Yes

Water heater

Estimated age: 8
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40




15)   Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.





Photo 19


16)  The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

Heating and cooling


Estimated age: 8
Primary heating system energy source: Natural gas
Primary heat system type: Forced air
Primary A/C energy source: Electric
Primary Air conditioning type: Split system
Distribution system: Sheet metal ducts, Flexible ducts
Filter location: In return air duct below furnace

17)  Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>

18)  The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. For more information visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

19)  One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as

necessary.

20)  Evaporator coils may be leaking. This may result in damage to equipment,. A qualified heating and cooling contractor should evaluate and repair as necessary.


21)  WHole house humidifier is leaking onn and into the furnace.



Photo 20





22)  No filter is visible for the heating/cooling system. As a result, unfiltered air will flow through the system, and the heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter(s) should be installed. If necessary, guides or retaining devices should be installed or repaired so filter(s) are securely anchored and gaps around edges are minimized.




Photo 21

23)  The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

24)  The cooling fins on the outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

25)  The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

26)  The furnace was shut off at the time of the inspection. For example, the gas supply was shut off, the pilot light was out, and/or the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

Plumbing and laundry

Location of main water shut-off valve: Furnace room

Location of main water meter: Furnace room

Water service: Public


Service pipe material: Copper

Supply pipe material: Copper



Vent pipe material: Plastic


Drain pipe material: Plastic

Waste pipe material: Plastic

27)  The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and annually, or more often if necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform


this service. For more information, visit <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html> or <http://chimneykeepers.com/dryerclean.html>

28)   No drain is visible for the catch pan installed below a washing machine. The catch pan is installed to prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. However they typically hold only a couple of gallons and quickly overflow if a drain line is not installed. Recommend consulting with the property owner(s) to determine if one is installed and/or having a qualified contractor evaluate and install one if necessary.

29)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

Fireplaces, woodstoves and chimneys

Chimney type: Metal

30)  Fireplace is missing, the un-capped gas line remains with the shut off located outside.

Kitchen







31)   Water Stains were found beneath the dishwasher, indicating a possible active leak. A qualified plumber or appliance technician should evaluate and repair as necessary.





Photo 17

32)   One or more leaks were found at water supply lines. A qualified plumber should evaluate and repair as necessary.

33)  The water supply to the dishwasher appears to be inoperable. The shut-off valve may be turned off. The inspector was unable to fully evaluate the dishwasher and its drain system. The client(s) should ask the property owner(s) about this, and if necessary, a qualified plumber or appliance technician should evaluate and repair.

34)  The under-sink food disposal is inoperable. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.


35)  One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

36)  Wood flooring in one or more areas is worn, damaged and/or cupping. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.

37)  One or more faucet handles are loose or missing and should be repaired or replaced as necessary.



Photo 18

38)  The sink sprayer at the kitchen sink is inoperable or defective. It should be replaced, and by a qualified plumber if necessary.




39)  Water damage was found in the shelving or cabinet components below one or more sinks. A qualified contractor should evaluate and make repairs as necessary.





Photo 16

Bathrooms


40)  One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.


41)  Deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.


42)  Caulk is missing or deteriorated around the base of one or more bathtub spouts. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.


43)  Recommend cleaning and sealing grout in tile or stone flooring now and in the future as necessary to prevent staining and to improve waterproofing.


Interior rooms

44)  One or more electric receptacles have burn or scorch marks on them. Receptacle(s) and/or wiring to them may be damaged. A qualified electrician should evaluate and make repairs as necessary, such as replacing damaged receptacles and/or wiring.

45)  One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.

46)  Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

47)  Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>

48)  Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.



49)  Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.



Photo 9

50)  One or more doors have no lockset installed. Locksets should be installed where missing.





51)  Door jamb/door in need of Paint around one or more exterior entry doors is deteriorated.




Photo 5

52)  One or more sliding screen doors are damaged and/or deteriorated. Screen doors should be replaced where necessary.

53)  Carpeting in one or more rooms is damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.


54)  Trim is missing and damaged or deteriorated in one or more areas. Recommend having a qualified contractor install trim where missing, and replace or repair trim where necessary.


55)  Fixtures such as door stops, towel bars and/or toilet paper holders are damaged and/or deteriorated in one or more areas. Recommend having a qualified contractor replace or repair fixtures as necessary.

56)  Window glass is broken



Photo 14

57)  Carpeting in one or more rooms is soiled and/or stained. Recommend having carpeting professionally cleaned as necessary.

58)  One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

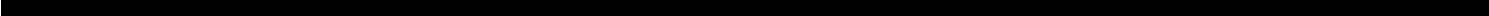




Photo 6
Loose



Photo 8
Reccomend additional
Screening, prevent bird
intrusion.



Photo 15
Drywall Damage

DHI