

Your Inspection Report

14242 Summerfield Dr
New Lenox, IL 60451

PREPARED FOR:

KURT WYDRINSKI

INSPECTION DATE:

Saturday, January 16, 2016

PREPARED BY:

Sean Bacon 450.0001531



Xcellence
Inspection Services
"Expect the Best...Expect Xcellence"

Xcellence Inspection Services
3011 W. 183rd Street, Suite #104
Homewood, IL 60430-2804

708-299-9235

Fax: 708-589-1303

www.xcellenceinspectionsservices.com
info@xcellence.us



"EXPECT THE BEST...EXPECT XCELLENCE"

SUMMARY REPORT

14242 Summerfield Dr, New Lenox, IL January 16, 2016

Report No. 6673

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SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

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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.

Exterior

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

Condition: • [Missing](#)

Three or more steps typically call for a handrail for safety purposes.

Location: Deck

Task: Repair

Time: Discretionary (SAFETY)

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Location: Rear, Front Exterior

Task: Repair

Time: Immediate (SAFETY)

Structure

FOUNDATIONS \ Foundation

Condition: • [Cracked](#)

Several cracks noted at the foundation wall with past signs of seepage.

Location: Front Basement (Three locations)

Task: Repair by a foundation contractor such as Perma-Seal or U.S. Waterproofing

Time: Immediate

FLOORS \ Joists

Condition: • [Mold spots noted on floor, rim joists, as well as some sub-flooring. For further info, please view:](#)

<http://www.bobvila.com/articles/how-to-remove-mold-from-wood/#.Vpz-KSorLIU>

Location: Various Basement locations

Task: Clean

Time: Immediate (SAFETY)

Electrical

General

• It appears that there was a former wall that contained the outlet and switch, but is now missing which is causing these times to hang.

Location: Front Basement

Task: Replace wall

Time: Immediate (SAFETY)

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DISTRIBUTION SYSTEM \ Junction boxes

Condition: • The junction box is not securely attached to the joist.

Location: Rear Basement Work Area

Task: Repair

Time: Immediate (SAFETY)

Condition: • [Cover loose or missing](#)

Location: Basement Utility Room (West, East)

Task: Replace

Time: Immediate (SAFETY)

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Damaged outlets noted along the rear yard tree line.

Location: Rear Yard

Task: Remove or Replace

Time: Immediate (SAFETY)

Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Location: Front, West, Rear Exterior Wall

Task: Repair or replace

Time: Immediate (SAFETY)

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Location: Front Basement, Rear Basement Work Area, West Basement

Task: Replace

Time: Immediate (SAFETY)

Heating

GAS FURNACE \ Life expectancy

Condition: • The estimated age of the heating unit suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: Basement Utility Room

Task: Upgrade

Time: Unpredictable

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

This A/C unit appears to be the original unit for the home.

Location: West Exterior

Task: Upgrade

Time: Unpredictable

Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: West Exterior

Task: Upgrade

Time: Unpredictable

Plumbing

SUPPLY PLUMBING \ Pressure tank

Condition: • [Leak](#)

It appears that the well pressure tank was leaking, but also the water treatment tanks appear to be leaking as well.

Location: West Basement

Task: Repair or replace

Time: Immediate

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Leak](#)

Location: West Basement

Task: Repair

Time: Immediate

Condition: • [Poor pressure or flow](#)

Location: Third Floor Bathroom, Master Bathroom (Right sink basin)

Task: Further evaluation by a plumber

Time: Immediate

WATER HEATER \ Life expectancy

Condition: • The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: West Basement

Task: Upgrade

Time: Unpredictable

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Leaking](#)

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Location: Basement West (Both water heaters)

Task: Further evaluation by a plumber

Time: Immediate (SAFETY)

Interior

General

- Signs of past rodent activity noted in the attic.

Location: East Attic

Task: Request disclosure

Time: Immediate

WINDOWS \ Sashes

Condition: • [Won't stay open](#)

Location: Living Room, Dining Room

Task: Repair

Time: Immediate (SASHES)

STAIRS \ Handrails

Condition: • [Missing](#)

Location: Basement Staircase

Task: Replace

Time: Immediate (SAFETY)

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

There were no electric eye sensors for the garage doors.

Location: Garage

Task: Provide

Time: Discretionary (SAFETY)

EXHAUST FANS \ Exhaust fan

Condition: • [Inadequate air movement](#)

Mold stains noted on the ceiling possibly from an improperly operating exhaust fan.

Location: Second Floor Hallway Bathroom

Task: Repair or replace

Time: Immediate (SAFETY)

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.

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There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we like you to keep in mind. Please view Item #14 (More About Home Inspections) in the Reference Library at the end of your report. This information will shed additional light on the inspection process and some of the limitations involved in home inspections.

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Description

General: • Any recommendations by the inspector to repair or replace roofing suggests a second opinion or further inspection by a qualified roofing contractor.

Sloped roofing material: • [Asphalt shingles](#)

Inspection Methods & Limitations

Roof inspection limited/prevented by: • This inspection is based on what was visible and accessible at the time of the inspection and it is not a warranty of the roof system or how long it will be watertight in the future. • Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

Inspection performed: • The roof could only be inspected with binoculars as it exceeds the accessible limits set out in our company safety policy. A complete assessment of the roofing system is recommended by a qualified roofing contractor prior to closing.

Observations and Recommendations

SLOPED ROOF FLASHINGS \ Roof/wall flashings

1. Condition: • [Siding not cut back](#)

Location: Rear Exterior Wall

Task: Improve

Time: Discretionary



Siding not cut back from roof

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SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

2. Condition: • [Loose, damaged, patched, open seams](#)

Location: East Exterior Wall

Task: Repair

Time: Immediate



Loose sidewall flashing

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General: • Any recommendations by the inspector to repair or replace exterior items suggests a second opinion or further inspection by a qualified general contractor which may include, but not limited to a gutter, masonry, siding, landscaping, fencing, window, concrete, or asphalt contractors.

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

Gutter & downspout type: • [Eave mounted](#)

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

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Concrete

Walkway: • Interlocking brick

Deck: • Raised • Wood

Porch: • Wood

Exterior steps: • Wood

Balcony: • Wood

Patio: • Interlocking brick

Fence: • Wrought iron

Garage: • General

Inspection Methods & Limitations

Inspection limited/prevented by: • Defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection. • Defects may be found when repairs are made to the items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any defects which were hidden at the time of the inspection.

Inspection limited/prevented by:

• Storage

Excessive storage in the garage prevented visual access to the garage interior.

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Storage

- Car in garage
 - Poor access under steps, deck, porch
- There was no access under the deck or the front porch.



No Access Under The Deck

Inspection prevented by: • Play apparatus in the yard at the time of the inspection was not inspected. Inspection of play apparatus lies beyond the scope of the General Home Inspection.

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Play apparatus in the yard at the time of...

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Damage](#)

Damaged downspout and extension noted at the SE and NW exteriors.

Location: Southeast, Northwest Exterior

Task: Replace

Time: Regular Maintenance

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WALLS \ Trim

4. Condition: • Paint or stain needed

Flaking paint noted at the trim above the porch.

Location: Front Second Floor Porch

Task: Improve

Time: Regular maintenance

WALLS \ Flashings and caulking

5. Condition: • [Caulking missing or ineffective](#)

Missing caulking around all exterior light fixtures.

Location: Front Exterior Wall, Exterior Wall Garage, Rear Exterior Wall

Task: Improve

Time: Regular maintenance

WALLS \ Wood siding

6. Condition: • [Cracked, split or broken](#)

Location: Rear Exterior Wall Garage, Rear Exterior Wall

Task: Repair or replace

Time: Less than 1 year

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Cracked, split or broken



Cracked, split or broken

7. Condition: • [Paint or stain - needed](#)

Location: Rear Exterior Wall Garage, Rear Exterior Wall

Task: Improve

Time: Less Than 1 Year



Paint or stain - needed

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WALLS \ Brick, stone and concrete

8. Condition: • The concrete trim on the mailbox is not anchored securely to the masonry.

Location: Front Exterior

Task: Repair

Time: Discretionary



9. Condition: • [Cracked](#)

Location: Front Second Floor (Off Porch)

Task: Repair

Time: Less than 1 year

EXTERIOR GLASS \ General

10. Condition: • [Paint or stain needed](#)

Location: Rear Exterior Wall

Task: Improve

Time: Regular maintenance

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Paint or stain needed

EXTERIOR GLASS \ Storms and screens

11. Condition: • [Missing](#)

Location: Kitchen

Task: Replace

Time: When necessary

EXTERIOR GLASS \ Window well drains

12. Condition: • [Obstructed](#)

Leave debris at the bottom of the window well.

Location: West Exterior

Task: Clean

Time: Regular maintenance

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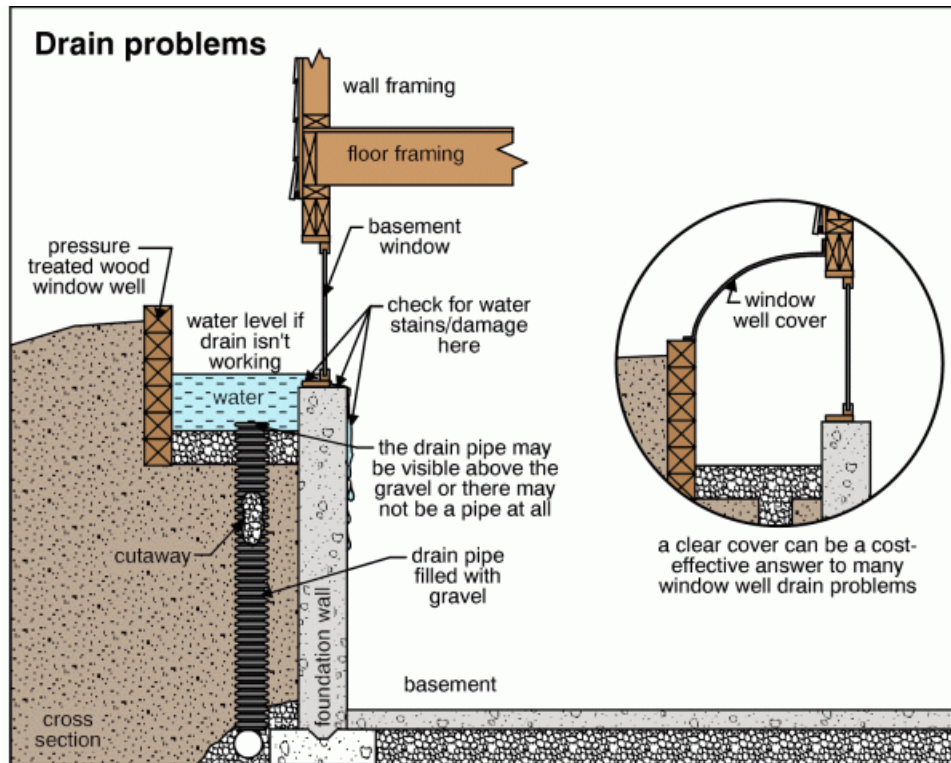
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DOORS \ General

13. Condition: • [Air leaks](#)

Weather stripping need at the front door to eliminate air gaps.

Location: Foyer

Task: Replace

Time: Regular maintenance

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

14. Condition: • [Movement](#)

Loose nail heads noted at the deck flooring and both porches.

Location: Second, First Floor Porch, Deck

Task: Repair

Time: Regular maintenance

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

15. Condition: • [Missing](#)

Three or more steps typically call for a handrail for safety purposes.

Location: Deck

Task: Repair

Time: Discretionary (SAFETY)

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Missing

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

16. Condition: • All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials.

Location: Deck, Front Porches, Rear Balcony

Task: Service annually

Time: Regular maintenance

LANDSCAPING \ Driveway

17. Condition: • [Cracked or damaged surfaces](#)

Location: Front Exterior

Task: Repair

Time: Less than 1 year

LANDSCAPING \ Walkway

18. Condition: • [Uneven \(trip hazard\)](#)

Location: Rear, Front Exterior

Task: Repair

Time: Immediate (SAFETY)

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Uneven (trip hazard)

LANDSCAPING \ General

19. Condition: • Landscaping trim block was not properly anchored and is loose.

Location: Rear Yard

Task: Repair

Time: Discretionary (SAFETY)



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20. Condition: • [Trees or shrubs too close to building](#)

Tree limbs overhanging the roof may cause abrasion damage to roofing materials if allowed to come into contact. Leaves will collect in and possibly clog the gutters and/or downspouts.

Location: Front, Southwest Yard

Task: Improve

Time: Regular maintenance



Trees or shrubs too close to building

LANDSCAPING \ Fence

21. Condition: • Damage

Location: Rear Yard

Task: Repair

Time: Less than 1 year

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Damage

Description

General: • Any recommendations by the inspector to repair or replace the foundation or framing suggests a second opinion or further inspection by a qualified general contractor, which may include, but not limited to a foundation and/or waterproofing contractor, framing contractor or structural engineer.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - plywood

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

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

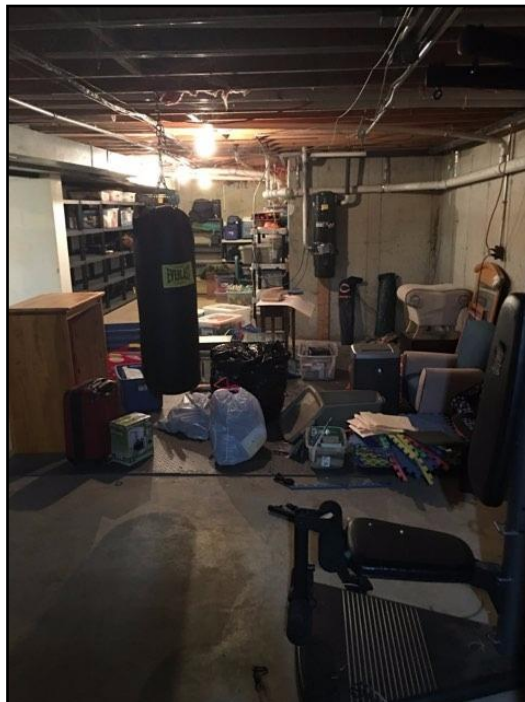
Inspection Methods & Limitations

Inspection limited/prevented by: • Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. • Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

Inspection limited/prevented by:

- Wall, floor and ceiling coverings
- Storage

Excessive basement storage significantly limited visual access to the basement walls and floors.



Storage

Attic/roof space: • The attic had limited headroom and its inspection was limited to evaluation from the access hatch.

Attic/roof space: • Inspected from access hatch

Observations and Recommendations

FOUNDATIONS \ Foundation

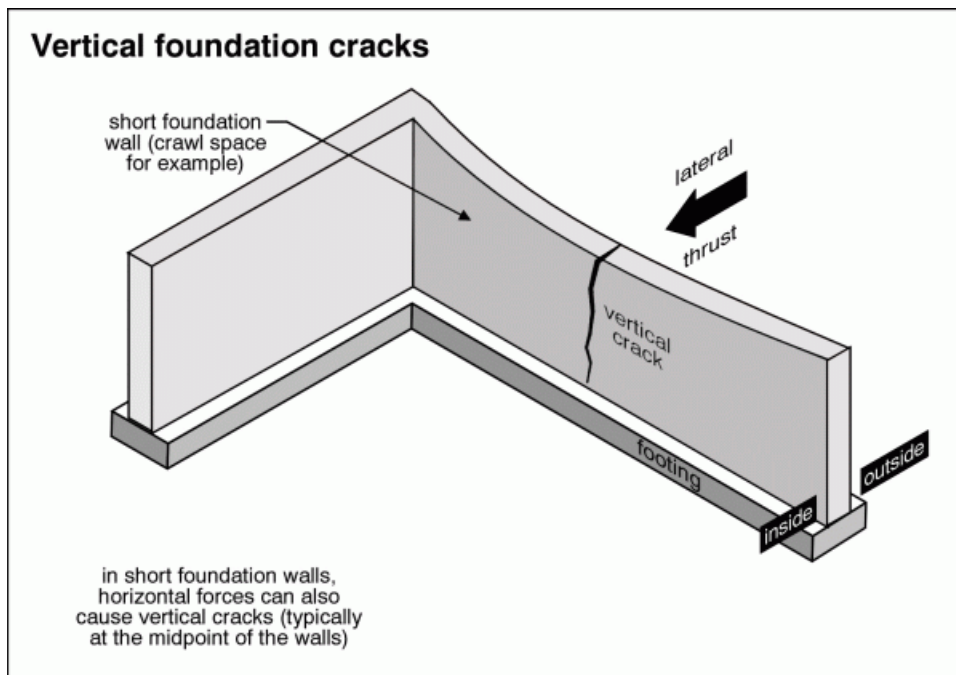
22. Condition: • [Cracked](#)

Several cracks noted at the foundation wall with past signs of seepage.

Location: Front Basement (Three locations)

Task: Repair by a foundation contractor such as Perma-Seal or U.S. Waterproofing

Time: Immediate



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Cracks with signs of seepage



Cracked with signs of seepage



Cracked with signs of seepage

23. Condition: • Spalling, crumbling or broken material

It appears that this damage may have happened during construction when the plumbing infrastructure was being installed. This type of damage generally does not have an adverse affect on the foundation wall in this area.

Location: Front Basement

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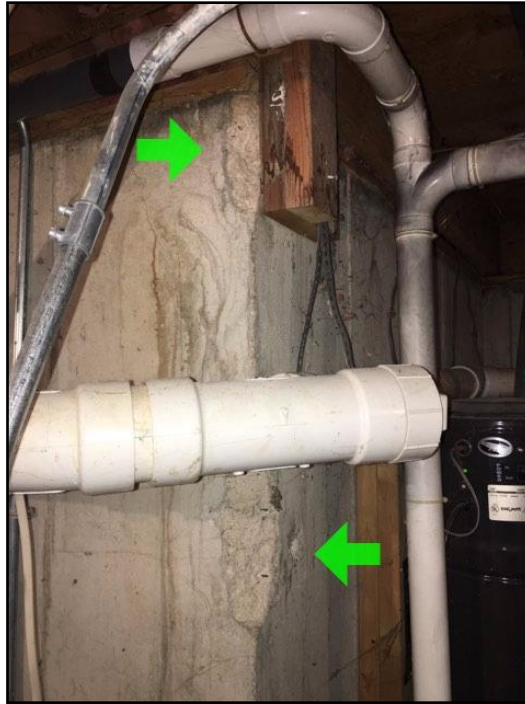
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Task: Repair

Time: Discretionary



Spalling, crumbling or broken material

24. Condition: • [Prior repairs](#)

Previously repaired foundation cracks noted in the basement. An Epoxy and Polyurethane repair typically indicates a professional repair was performed. Recommend buyer secures warranty paperwork from the seller. the seller which is generally transferable with ownership.

Location: Rear, West Basement

Task: Monitor and disclose warranty paperwork

Time: Unpredictable

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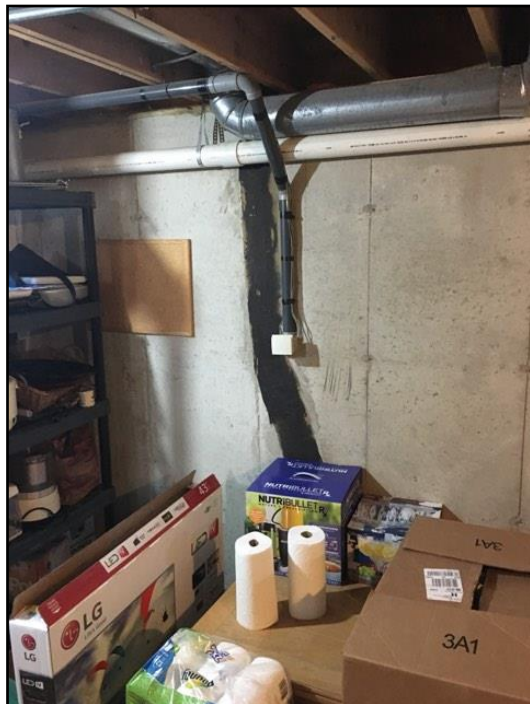
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FLOORS \ Joists

25. Condition: • [Mold spots noted on floor, rim joists, as well as some sub-flooring. For further info, please view: http://www.bobvila.com/articles/how-to-remove-mold-from-wood/#.Vpz-KSorLIU](http://www.bobvila.com/articles/how-to-remove-mold-from-wood/#.Vpz-KSorLIU)

Location: Various Basement locations

Task: Clean

Time: Immediate (SAFETY)



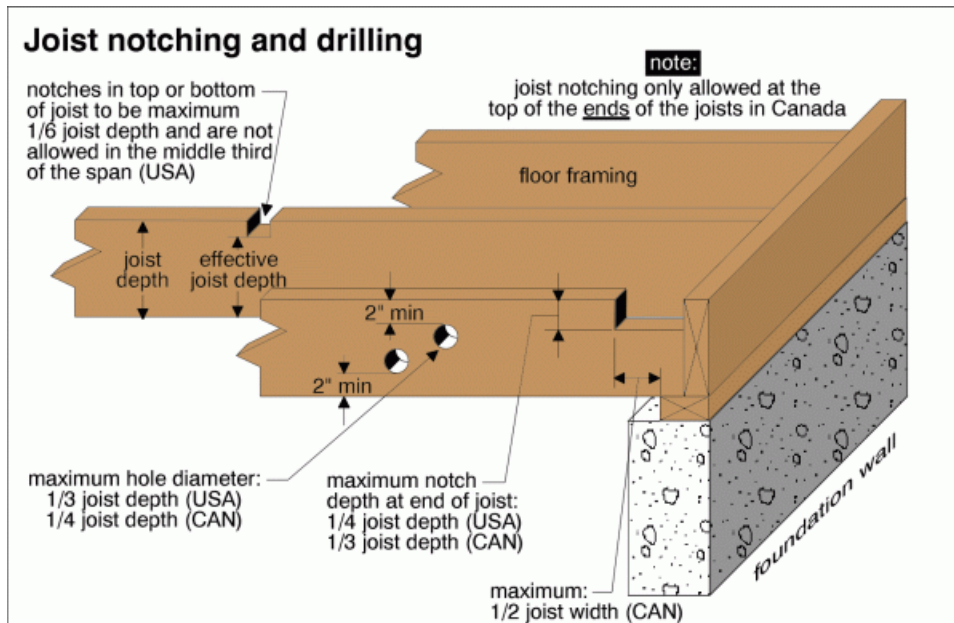
26. Condition: • [Notches or holes](#)

Excessively notched blocking noted in the basement to accommodate waste plumbing.

Location: East Basement

Task: Monitor

Time: Unpredictable



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Notches or holes

Description

General: • Any recommendations by the inspector to repair or replace electrical items suggests a second opinion or further inspection by a qualified electrician.

Service entrance cable and location: • [Underground copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

System grounding material and type: • [Copper - water pipe](#) • [Copper - ground rods](#)

Distribution panel type and location:

• [Breakers - basement](#)

There are two 200 amp electric panels.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - panel](#) • [GFCI - basement](#) • [GFCI - garage](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Inspection Methods & Limitations

General: • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items.

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

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

Observations and Recommendations

General

27. • It appears that there was a former wall that contained the outlet and switch, but is now missing which is causing these times to hang.

Location: Front Basement

Task: Replace wall

Time: Immediate (SAFETY)



DISTRIBUTION SYSTEM \ Wiring - installation

28. Condition: • Although Romex wiring is an acceptable wiring material, metal conduit is the commonly acceptable standard in the Chicagoland area. Any questions should be forwarded to the local municipality.

Location: Throughout Basement

Task: Further evaluation

Time: Discretionary

DISTRIBUTION SYSTEM \ Lights

29. Condition: • Missing trim noted at the recessed light fixture.

Location: Front Second Floor Porch

Task: Replace

Time: Discretionary

30. Condition: • The bare bulb light fixtures in the closets should be replaced with low-profile fluorescent fixtures in order to reduce the fire hazard associated with their hot surfaces and also in order to reduce the risk of bulb breakage.

Location: All closets

Task: Improve

Time: Discretionary

DISTRIBUTION SYSTEM \ Junction boxes

31. Condition: • The junction box is not securely attached to the joist.

Location: Rear Basement Work Area

Task: Repair

Time: Immediate (SAFETY)

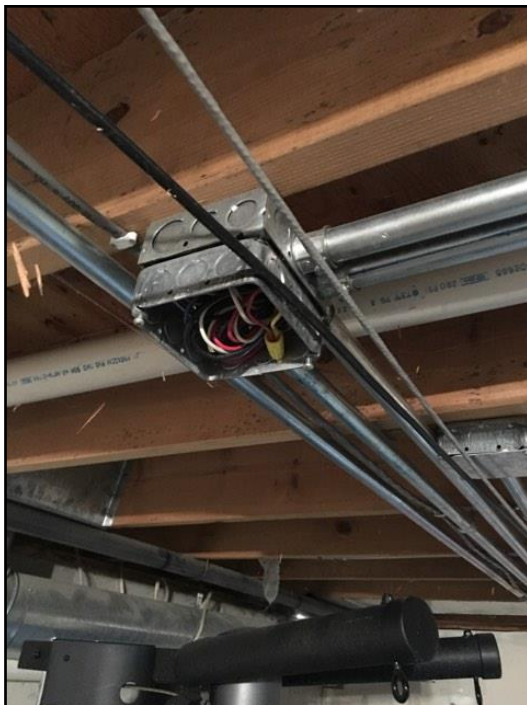


32. Condition: • [Cover loose or missing](#)

Location: Basement Utility Room (West, East)

Task: Replace

Time: Immediate (SAFETY)



Missing Cover Plate



Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

33. Condition: • [Damage](#)

Damaged outlets noted along the rear yard tree line.

Location: Rear Yard

Task: Remove or Replace

Time: Immediate (SAFETY)



Damage



Damage

34. Condition: • [Inoperative](#)

Location: Front Third Floor Family Room

Task: Repair

Time: Immediate

ELECTRICAL

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HEATING

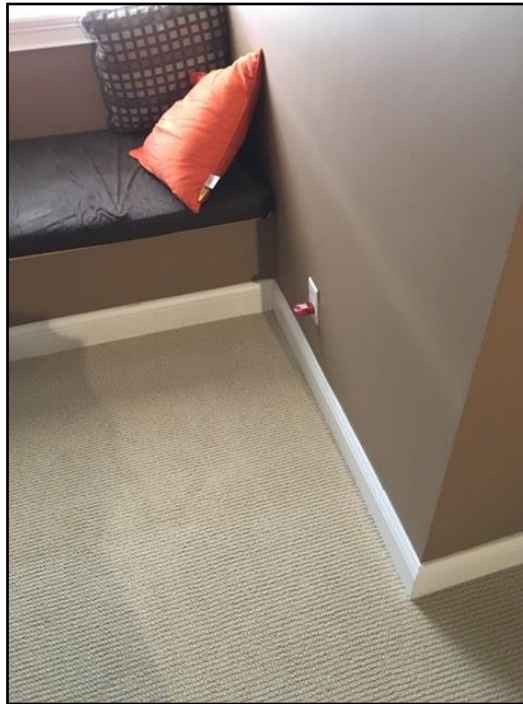
COOLING

INSULATION

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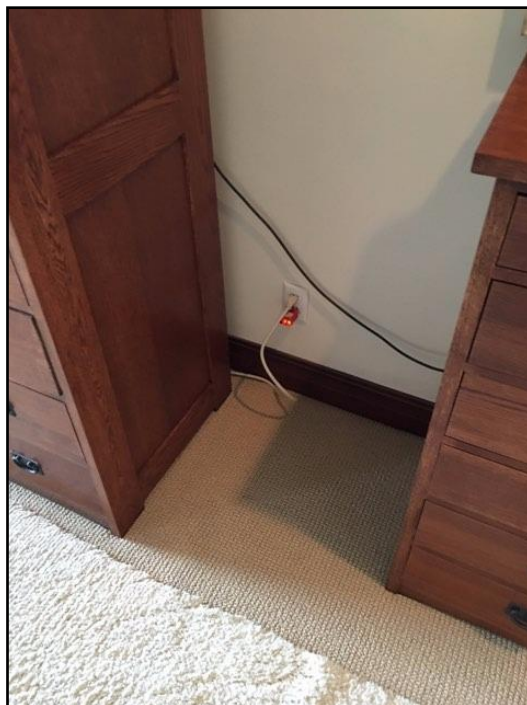
Inoperative

35. Condition: • [Loose](#)

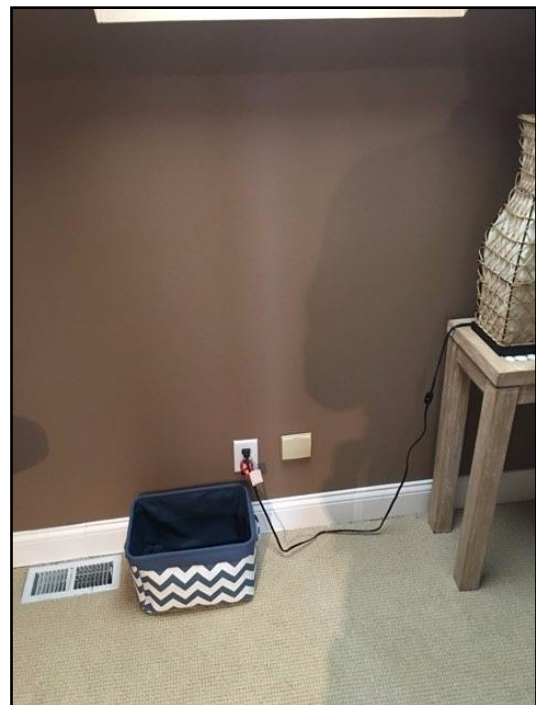
Location: Third Floor Family Room, Second Floor Landing, Front Second Floor Bedroom, Master Bedroom

Task: Repair

Time: Immediate (SAFETY)



Loose



Loose

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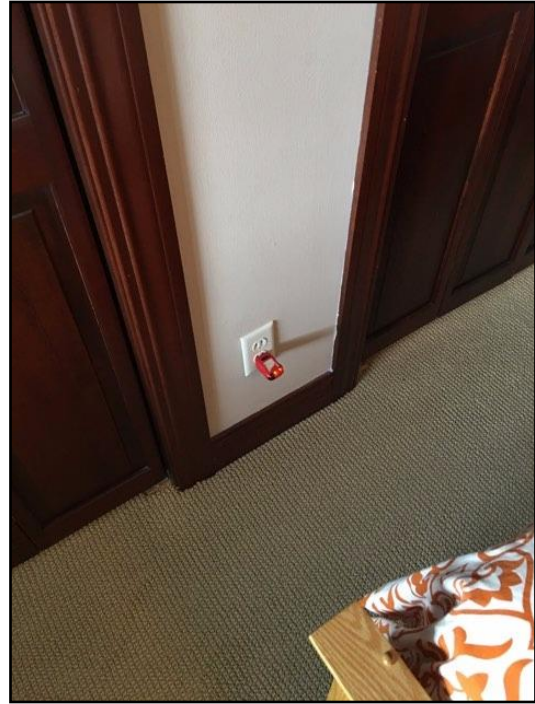
PLUMBING

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Loose



Loose

36. Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Location: Front, West, Rear Exterior Wall

Task: Repair or replace

Time: Immediate (SAFETY)



Test faulty on Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

37. Condition: • [Missing](#)

Location: Front Basement, Rear Basement Work Area, West Basement

Task: Replace

Time: Immediate (SAFETY)



Missing



Missing

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Description

General: • Any recommendations by the inspector to repair or replace heating items suggests a second opinion or further inspection by a qualified heating and air technician.

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)

There are three furnaces for the home. The basement located furnaces are for the first and second floor and the third unit is located in the attic and is for the finished attic area.

• [Space heaters](#)

The space heater is located in the garage.

Furnace manufacturer: • Tempstar

Furnace manufacturer: • American Standard • Armstrong Air-ease

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#) • [50,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#) • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#) • [Forced draft](#)

Approximate age: • [3 years](#) • [18 years](#) • [27 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter • Exterior wall

Exhaust pipe (vent connector): • Double wall • Type B • PVC plastic

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#) • [Metal](#) • PVC plastic

Chimney liner: • [Clay](#)

Combustion air source: • Interior of building

Humidifiers: • [Duct mounted bypass humidifier](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Inspection Methods & Limitations

General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection. Many of the components that make up a heating system are concealed in cabinet, floor, wall and ceiling chases. No commentary will be offered on concealed components.

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General: • Proper operation of all heating units should be verified prior to closing.

General: • A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling of the unit, including burner removal, and is beyond the scope of this inspection. WE DO NOT REPORT ON, AND ARE NOT RESPONSIBLE FOR HEAT EXCHANGERS.

Inspection prevented/limited by: • The heating system(s) was/were operated by using its/their normal operating control(s).

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

Fireplace/wood stove: • If fireplaces or solid fuel burning stoves were present, the majority of the chimneys cannot be seen, and only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through an NFPA Level II chimney inspection performed by a qualified chimney sweep. • All fireplaces and chimneys (if present) should be cleaned and inspected annually by a qualified chimney sweep.

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

Heat exchanger: • Not accessible

Electronic air cleaner: • Outside the scope of a building inspection • Cannot verify proper operation

Observations and Recommendations

General

38. • All heating equipment should be serviced every year by a qualified heating technician.

Location: Attic, Basement

Task: Service annually

Time: Regular maintenance

GAS FURNACE \ Life expectancy

39. Condition: • The estimated age of the heating unit suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: Basement Utility Room

Task: Upgrade

Time: Unpredictable

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The estimated age of the heating unit...

GAS FURNACE \ Mechanical air filter

40. Condition: • [Missing](#)

Location: Attic

Task: Replace

Time: Immediate

GAS FURNACE \ Humidifier

41. Condition: • [Leak](#)

Signs of past leakage from the humidifier.

Location: Basement Utility Room

Task: Further evaluation

Time: Regular maintenance

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Leak

FIREPLACE \ Firebox

42. Condition: • [Deteriorated, missing or loose masonry or mortar](#)

Location: West First Floor Family Room

Task: Repair

Time: Regular maintenance

FIREPLACE \ Hearth and extension

43. Condition: • [Gaps or cracks](#)

Location: West First Floor, Master Bedroom

Task: Repair

Time: Regular maintenance

FIREPLACE \ General

44. Condition: • Inspect chimney, and sweep, if needed before using

Location: West First Floor

Task: Clean

Time: Regular maintenance

SPACE HEATER \ Room heater

45. Condition: • The space heater is approximately 27 years old and may be the original unit to the home.

Location: Garage

Task: Upgrade

Time: Unpredictable

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CHIMNEY AND VENT \ Metal chimney or vent

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

Location: Rear Roof

Task: Clean

Time: Less than 3 years

CHIMNEY AND VENT \ Metal cap

47. Condition: • Rust

Location: Rear Roof

Task: Repair or replace

Time: Less than 2 years

COOLING & HEAT PUMP

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Description

General: • Any recommendations by the inspector to repair or replace cooling items suggests a second opinion or further inspection by a qualified heating and cooling technician.

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

Manufacturer: • ICP

Manufacturer: • American Standard • Armstrong

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

Compressor type: • Electric

Compressor approximate age: • 4 years • 27 year

Typical life expectancy: • 12 to15 years

Inspection Methods & Limitations

Inspection limited/prevented by: • The Air Conditioner unit WAS NOT operated because the outdoor temperature was below 65 degrees and the possibility of damage to the compressor could occur.

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

System data plate:

• Not legible



Information Not Legible

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

48. Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

This A/C unit appears to be the original unit for the home.

Location: West Exterior

Task: Upgrade

Time: Unpredictable



Air cooled

49. Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: West Exterior

Task: Upgrade

Time: Unpredictable

COOLING & HEAT PUMP

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Air cooled

INSULATION AND VENTILATION

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Description

General: • Any recommendations by the inspector to repair or replace insulation or ventilation items suggests a second opinion or further inspection by a qualified general contractor.

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#) • [Power ventilator](#)

Inspection Methods & Limitations

Attic inspection performed:

- From access hatch

Access to the attic areas (behind drywall) was extremely limited.



Glass fiber

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

INSULATION AND VENTILATION

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Observations and Recommendations

ATTIC/ROOF \ Insulation

50. Condition: • [Gaps or voids](#)

Location: Southeast Attic

Task: Replace

Time: Immediate



Gaps or voids

Description

General: • Any recommendations by the inspector to repair or replace plumbing items suggests a second opinion or further inspection by a qualified plumber.

Water supply source: • Private

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:

• [Conventional](#)

There are two (2) water heaters in the basement.

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • State

Tank capacity: • 50 gallons

Water heater approximate age: • 8 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Septic system](#)

Waste and vent piping in building: • [PVC plastic](#)

Pumps:

• [Sump pump](#)

There are two sump pumps in the basement.

Floor drain location: • Near heating system

Water treatment system: • Water softener

Gas piping: • Steel

Exterior hose bibb: • Present • Frost proof

Inspection Methods & Limitations

General: • Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls or floors cannot be determined as part of this inspection.

General: • Plumbing leaks might not appear during the inspection if the home is vacant due to lack of normal, repeated usage, but may only appear after the home is occupied. We cannot be held responsible for these. Overflows for plumbing fixtures including bathtubs and basins are not examined or tested as part of a home inspection.

General: • The condition of underground waste piping and drainage cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION

OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

General: • The underground portions of the waste piping are not included with this inspection. Older sewers can be cracked, collapsed and/or clogged with tree roots, and these conditions may not be apparent during the home inspection. Televising of the sewer by a licensed plumber prior to closing is suggested.

General: • Isolating/relief valves & main shut-off valve

Inspection limited/prevented by: • Determining the water tightness of the shower pan is outside the scope of the home inspection.

Items excluded from a building inspection: • Lawn sprinkler system are outside of the scope of the home inspection. The underground sprinkler system requires bi-annual maintenance by qualified professionals. All documentation regarding the installation and maintenance of the system should be provided to the buyer as part of the pre-purchase due diligence.

Items excluded from a building inspection:

• Well

Evaluation of the well and all attached equipment is beyond the scope of a general home inspection.

• Water quality

• Septic system

Evaluation of the septic system is beyond the scope of a general home inspection.

• Isolating/relief valves & main shut-off valve

• Concealed plumbing

• Tub/sink overflows

• Water treatment equipment

Evaluation of the water softener equipment is beyond the scope of a general home inspection.

• Water heater relief valves are not tested

• The performance of floor drains or clothes washing machine drains

• Pool

Evaluation of the swimming pool and all affected equipment is beyond the scope of a general home inspection.

• Spa

Evaluation of the Sauna/Spa is beyond the scope of a general home inspection.

Observations and Recommendations

SUPPLY PLUMBING \ Pressure tank

51. Condition: • [Leak](#)

It appears that the well pressure tank was leaking, but also the water treatment tanks appear to be leaking as well.

Location: West Basement

Task: Repair or replace

Time: Immediate

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Leak



Leak

SUPPLY PLUMBING \ Supply piping in building

52. Condition: • Corrosion noted on supply piping near the water heater.

Location: West Basement

Task: Repair or replace

Time: Immediate



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53. Condition: • [Leak](#)

Location: West Basement

Task: Repair

Time: Immediate



Leak

54. Condition: • [Poor pressure or flow](#)

Location: Third Floor Bathroom, Master Bathroom (Right sink basin)

Task: Further evaluation by a plumber

Time: Immediate

WATER HEATER \ Life expectancy

55. Condition: • The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended.

Location: West Basement

Task: Upgrade

Time: Unpredictable

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The estimated age of the water heater...

WATER HEATER \ Temperature/pressure relief valve

56. Condition: • [Leaking](#)

Location: Basement West (Both water heaters)

Task: Further evaluation by a plumber

Time: Immediate (SAFETY)

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Leaking



Leaking

WASTE PLUMBING \ Traps - installation

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

Plastic corrugated traps tend to clog easier with because of the restricted drainage space.

Location: East First Floor Hallway Bathroom

Task: Replace

Time: Discretionary

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

58. Condition: • [Slow drains](#)

Location: Master Bathroom (Left Sink Basin)

Task: Clean

Time: Regular maintenance

FIXTURES AND FAUCETS \ Faucet

59. Condition: • [Loose](#)

The faucet handle is loose.

Location: East First Floor Hallway Bathroom

Task: Repair

Time: Regular maintenance

FIXTURES AND FAUCETS \ Toilet

60. Condition: • [Loose](#)

Location: First Floor Hallway Bathroom, Second Floor Hallway Bathroom, Master Bathroom

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub enclosure

61. Condition: • [Caulking loose, missing or deteriorated](#)

Location: Second Floor Hallway Bathroom

Task: Improve

Time: Regular maintenance

FIXTURES AND FAUCETS \ Shower stall enclosure

62. Condition: • The shower enclosure door was stiff to close.

Location: Third Floor Bathroom

Task: Repair

Time: Immediate



63. Condition: • [Leak](#)

The orientation of the shower head direction and door opening can contribute water in the affected areas.

Location: Third Floor Bathroom

Task: Further evaluation

Time: Immediate

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Leak

FIXTURES AND FAUCETS \ Hose bib or bibb

64. Condition: • [Leak or drip](#)

The spigot has a secondary leak when operated.

Location: Front Exterior Wall

Task: Repair

Time: When necessary

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Leak or drip

Description

General: • Any recommendations by the inspector to repair or replace interior items suggests a second opinion or further inspection by a qualified general contractor which may include, but not limited to a window, flooring, concrete, or appliance contractors.

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

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • [French](#) • [Solid wood](#) • [Metal](#)

Doors: • Inspected

Oven type: • Conventional • Convection

Oven fuel: • Electricity • Gas

Range fuel: • Gas

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

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • None

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inspection Methods & Limitations

General: • 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. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

General: • All Appliances are operated AT THE TIME OF THE INSPECTION for basic operation only and in some cases, actual use cannot be duplicated during the home inspection (i.e., dishes in a dishwasher, clothes in a washing machine or dryer). The inspector does not guarantee future operation of any appliance and recommends operation of all appliances by the buyer prior to closing.

Inspection limited/prevented by: • The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. • The General Home inspection is not an

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inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing. • The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

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

No access to:

• Family room

The family room doors could not be operated due to the placement of the TV in front of the doors.



Family room

Not tested/not in service: • The electric radiant floor heater for the master bathroom was inoperative at the time of the inspection.

Not included as part of a building inspection: • The towel warmer appeared to be in working order.

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • The washing machine and dryer were not operated during the inspection.

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested •
Appliances are not moved during an inspection

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

Observations and Recommendations

General

65. • Due to the previous sump pump issue, it is advisable to replace the drywall in the affected areas.

Location: Basement

Task: Replace

Time: Immediate



66. • Signs of past rodent activity noted in the attic.

Location: East Attic

Task: Request disclosure

Time: Immediate



FLOORS \ Wood/laminate floors

67. Condition: • Some wood/laminate flooring is susceptible to scratching from dog claws.

Location: Throughout First Floor

Task: Improve

Time: Discretionary

FLOORS \ Ceramic tile, stone, marble, etc

68. Condition: • [Tiles cracked](#)

Location: Third Floor Bathroom

Task: Replace

Time: Discretionary

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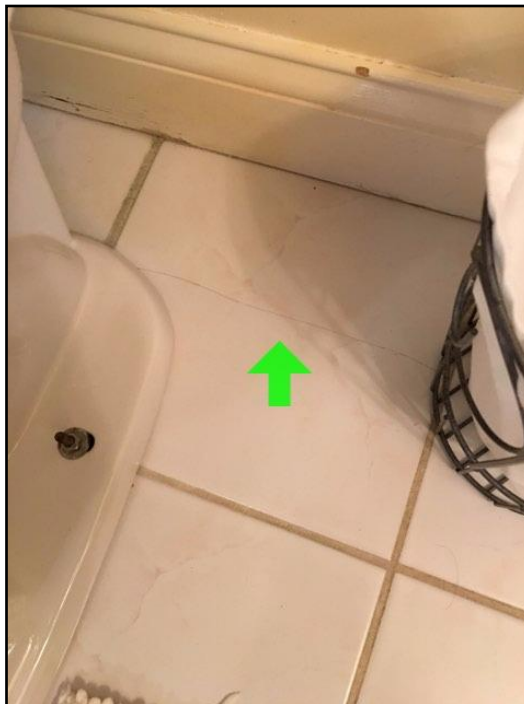
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Tiles cracked

FLOORS \ Subflooring

69. Condition: • Past leakage stains noted above the work area.

Location: Basement Work Area

Task: Monitor

Time: Unpredictable

FLOORS \ Concrete floors

70. Condition: • [Cracked](#)

Location: Various Basement Locations

Task: Repair

Time: Less than 1 year

WALLS \ Plaster or drywall

71. Condition: • Damaged

Location: Garage

Task: Replace

Time: Immediate

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Damaged

72. Condition: • [Poor joints](#)

Location: Third Floor East Bedroom

Task: Repair

Time: Regular maintenance

CEILINGS \ General

73. Condition: • [Water damage](#)

Location: Garage

Task: Repair

Time: Immediate

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Water damage



Water damage

CEILINGS \ Plaster or drywall

74. Condition: • [Poor joints](#)

Location: Third Floor Bedroom East, Family Room, Foyer

Task: Repair

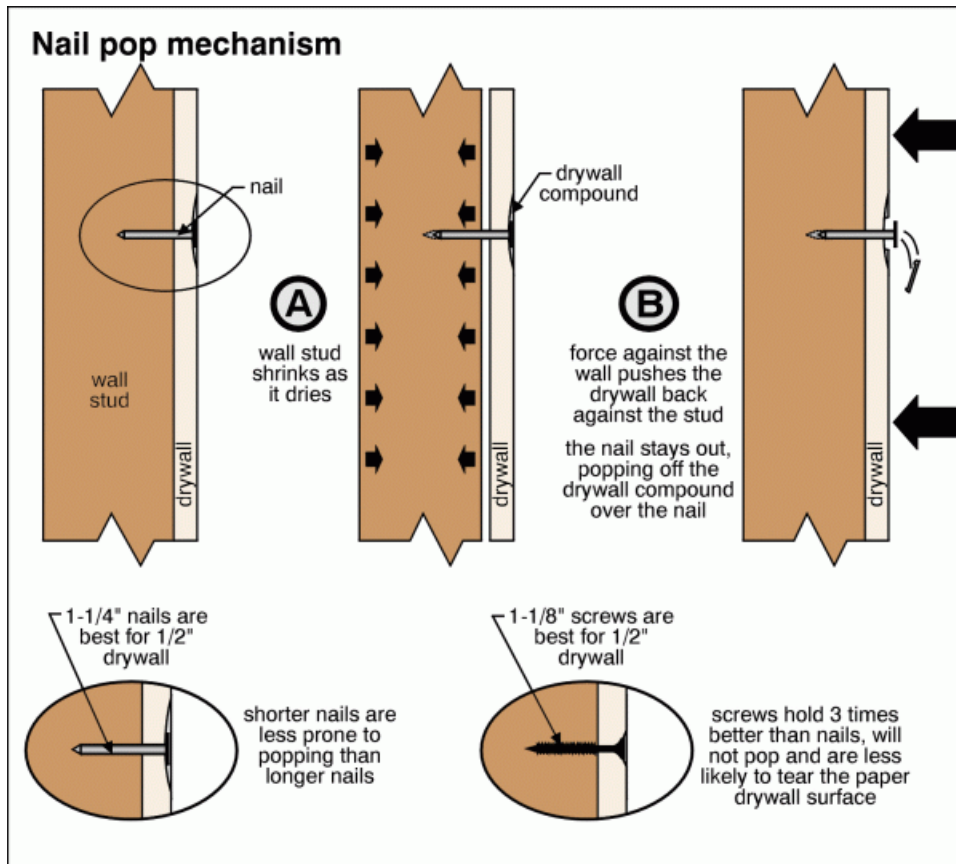
Time: Regular maintenance

75. Condition: • [Nail pops](#)

Location: Third Floor Bathroom, Master Bedroom

Task: Improve

Time: Regular maintenance



WINDOWS \ General

76. Condition: • [Water leaks](#)

Wood clad windows are susceptible to leak stains from condensation.

Location: Third Floor

Task: Improve

Time: Regular maintenance

WINDOWS \ Sashes

77. Condition: • [Won't stay open](#)

Location: Living Room, Dining Room

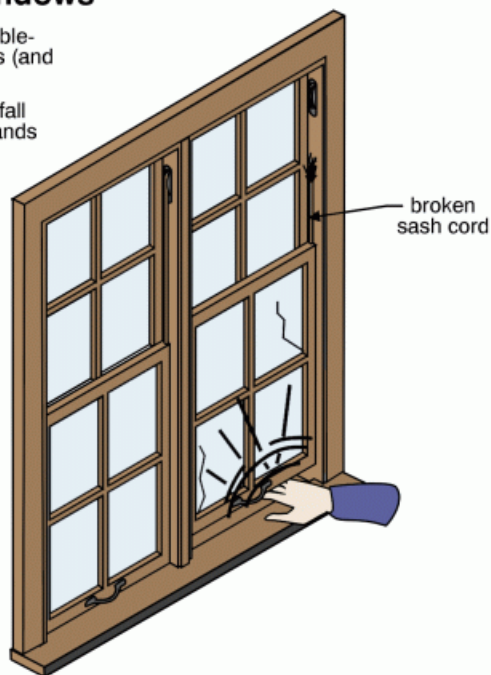
Task: Repair

Time: Immediate (SASHES)

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



Won't stay open



Won't stay open

DOORS \ Doors and frames

78. Condition: • [Loose or poor fit](#)

The bi-fold door is off-track.

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Location: Northwest Second Floor Bedroom closet

Task: Repair

Time: Regular maintenance

DOORS \ Hardware

79. Condition: • [Loose](#)

Location: Second Floor Hallway Bathroom

Task: Repair

Time: Immediate

80. Condition: • Lock not effective on exterior door

Inside keyed locks are considered a safety concern in case of an emergency (having to exit the home quickly).

Location: First Floor Foyer

Task: Replace

Time: Discretionary

81. Condition: • Does not latch properly

Location: East First Floor Hallway Bathroom (Off Garage), Third Floor Entry Door

Task: Repair

Time: Regular maintenance

CARPENTRY \ Cabinets

82. Condition: • [Doors or drawers missing or loose](#)

Location: Kitchen

Task: Repair

Time: Regular maintenance



Doors or drawers missing or loose

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STAIRS \ Treads

83. Condition: • [Worn or damaged](#)

Location: Basement Staircase (Garage, House)

Task: Repair

Time: Immediate



Worn or damaged



Worn or damaged

STAIRS \ Handrails

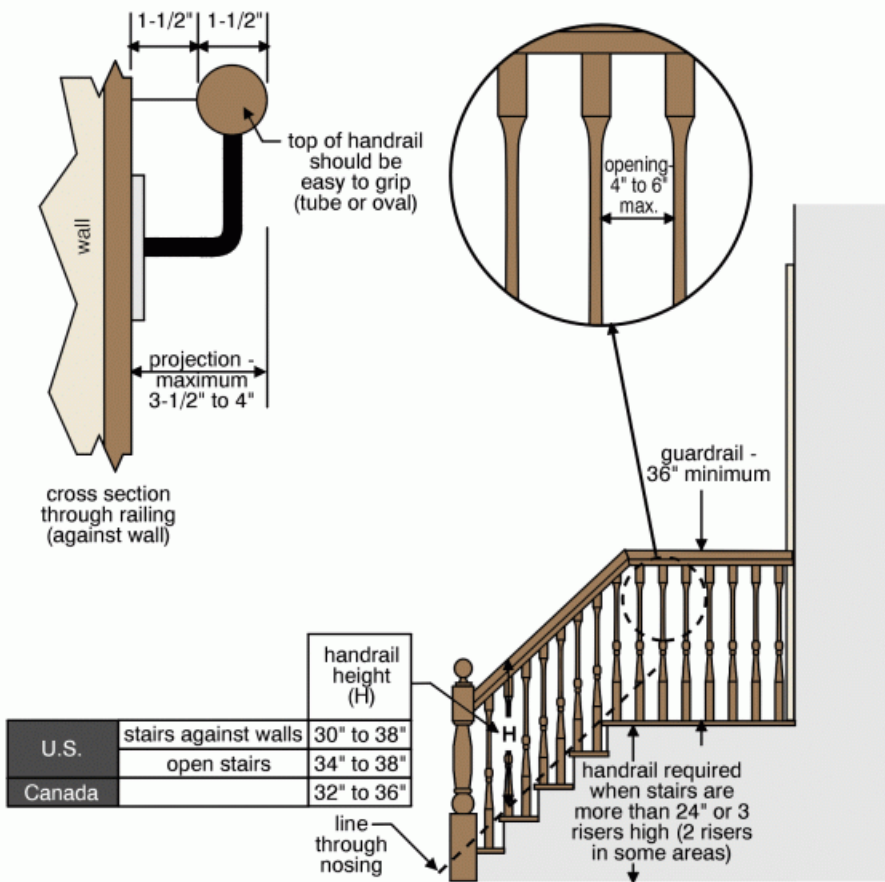
84. Condition: • [Missing](#)

Location: Basement Staircase

Task: Replace

Time: Immediate (SAFETY)

Handrails and guards



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Missing

BASEMENT \ Wet basement - evidence

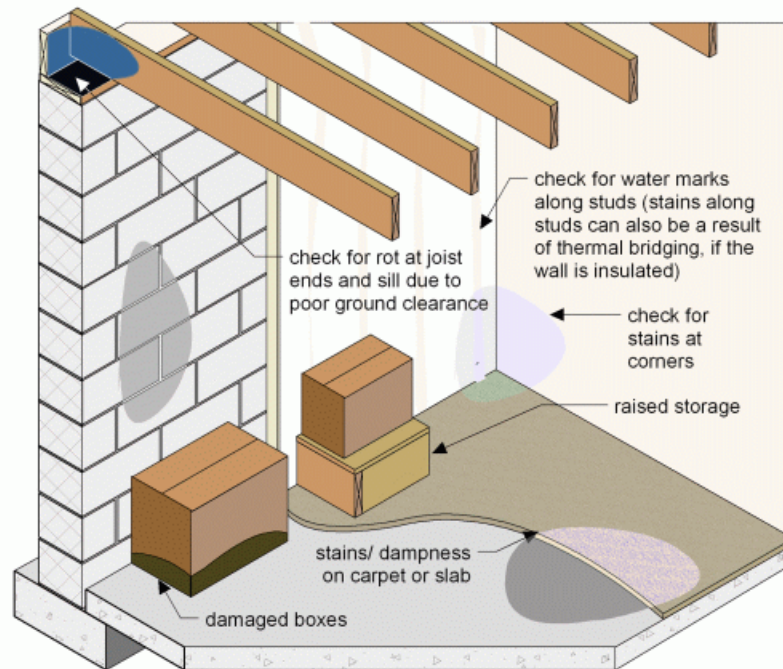
85. Condition: • [Dampness on floor or walls](#)

Location: West Basement

Task: Improve

Time: Immediate

Basement leakage clues - rot, stains or water marks



Dampness on floor or walls



Dampness on floor or walls

GARAGE \ Floor

86. Condition: • [Cracked](#)

Location: Garage

Task: Repair

Time: Less than 1 year

GARAGE \ Man-door between garage and living space

87. Condition: • [No self closer](#)

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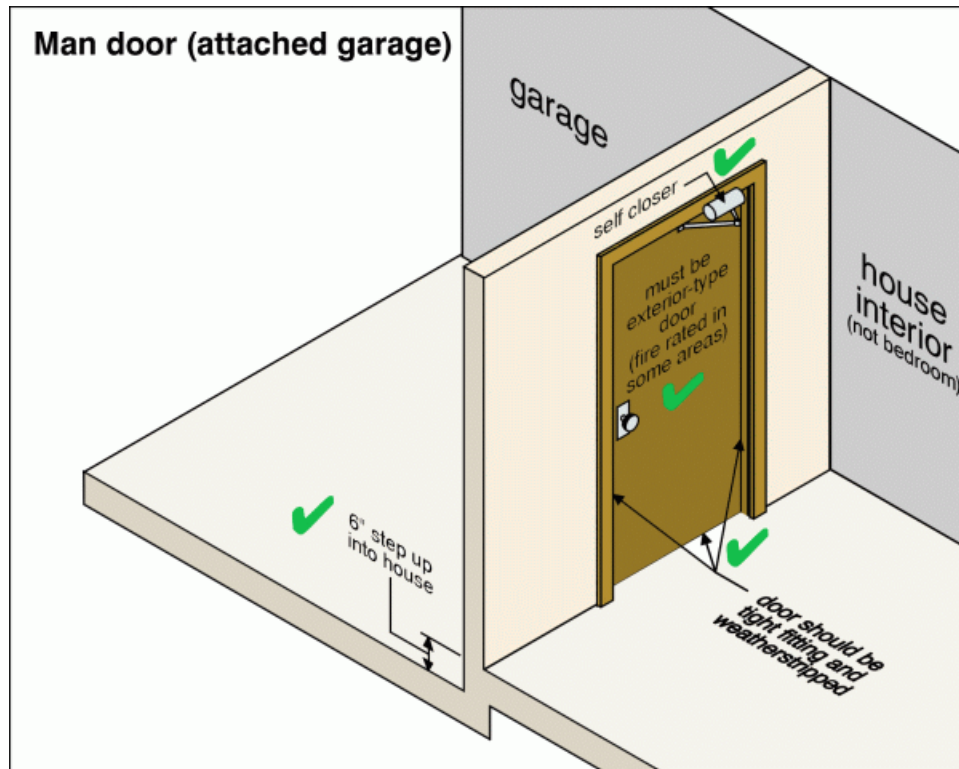
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Location: Garage

Task: Improve

Time: Discretionary (SAFETY)



GARAGE \ Vehicle door operators

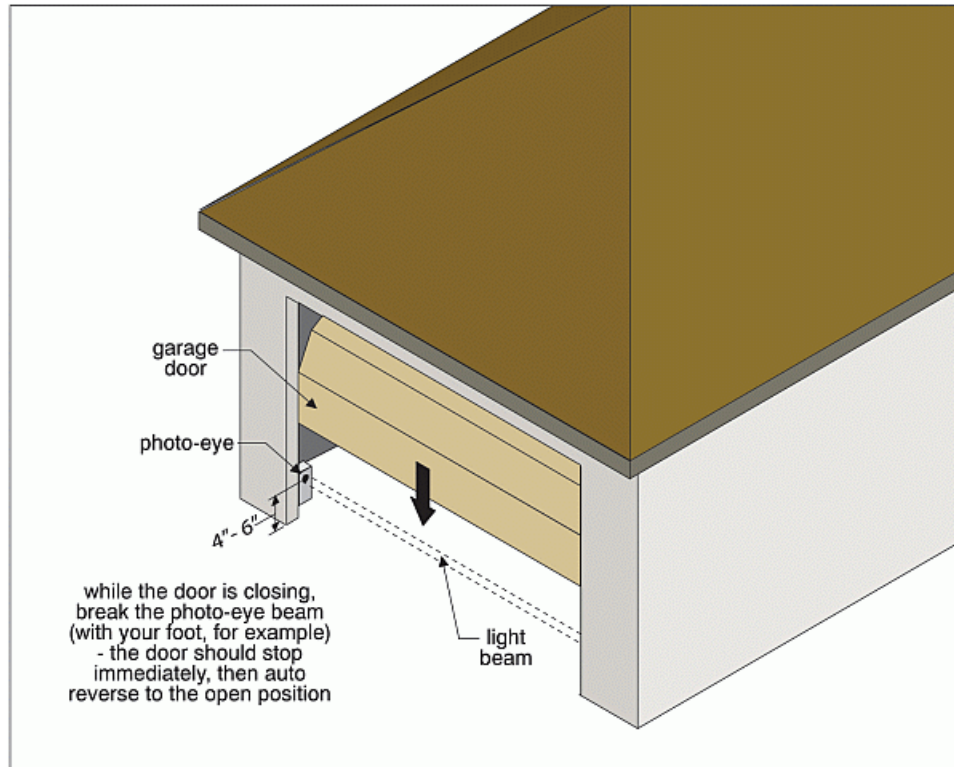
88. Condition: • [Fails to auto reverse](#)

There were no electric eye sensors for the garage doors.

Location: Garage

Task: Provide

Time: Discretionary (SAFETY)



EXHAUST FANS \ Exhaust fan

89. Condition: • [Inadequate air movement](#)

Mold stains noted on the ceiling possibly from an improperly operating exhaust fan.

Location: Second Floor Hallway Bathroom

Task: Repair or replace

Time: Immediate (SAFETY)

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Inadequate air movement

APPLIANCES \ Range

90. Condition: • Burner inoperative

The grille burner was inoperative at the time of the inspection.

Location: Kitchen

Task: Repair

Time: Immediate



Burner inoperative

APPLIANCES \ Dishwasher

91. Condition: • Loose

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The dishwasher is not mounted and secured properly.

Location: Kitchen

Task: Repair

Time: Immediate

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS