

JHIS
Johnson Home Inspection Services LLC
License# 450.0001341
5133 Brookstone Dr. Rochelle IL 61068
815-441-1275

INSPECTION REPORT

This report is for

were present during the inspection.

Date of inspection. It was in the 80's and sunny. Time of inspection was 1:00 PM. The inspection ended at 3:30 PM

Dear:

The components designated in the InterNACHI standards of practice are inspected, except as may be noted in the "limitations of inspection" sections within this report.

The purpose of the inspection is to give a home buyer "peace of mind" and have a better understanding of the house they are considering so they can make an informed decision in buying a home. There may still be unexpected repairs anticipated. The inspection should not be considered a guarantee or warranty of any kind.

All observations are visible and no invasive actions were taken to make observations. Components behind walls or obstructions can not be observed.

Thank you for the privilege of being able to serve you. Here is what I observed about the house.

My view is that the house is in good condition. There are a few things that I will point out in the report.

LIMITATIONS OF INSPECTION

There were no limitations to the inspection.

ROOF

I inspected the roof by walking on the roof. It is an architectural composite shingle with about a 25 year warranty. It is difficult to know for sure, it looks to have about 3/4 of its expected life left. The pitch was about 4-12. There was one visible layer of shingles. The roof was in good condition. There were 5 or 6 shingles that had these cracks. They are over seams of shingles below them. They are caused by inadequate



ventilation. They should be replaced. They are above the vaulted ceiling area. Most were on the the street side of the house. You should consult with a roofer about more adding ventilation to the roof.

The gutters were in good condition. It is important to keep the gutters clean and properly working, because they help to keep water away from the foundation and out of the basement. Keep the extensions on the downspouts to move the water away from the foundation.



EXTERIOR



The exterior was vinyl siding. It was in good condition. There was one piece that the channel had separated. It should be locked together.

The soffit and fascia were wood. They were in good condition.

The windows were vinyl clad. The windows were in good condition. I would caulk between the window and the "J" channel of the siding. This will help to keep moisture out.



The front steps were in poor condition. Some of the tiles were breaking. A contractor should be consulted about repairs. By code a hand rail should be installed.



The side deck was in good condition. It was too low to get a good view of the structure.



The grading is how the ground is pitched around the house. Ideally you want a drop of about 1/4" per foot for about 6'-10'. Proper grading helps to keep water away from the house. Most of the grading was O.K. except for the back. The back there is not much that can be done because of the lot. If water comes from the top of the hill and gets into the basement you could consult with a landscape contractor about a retaining wall.

There should be an air gap between the vegetation and the house for air movement. This will help keep moisture from building up on the siding. You should trim the vegetation around the house.

FOUNDATION

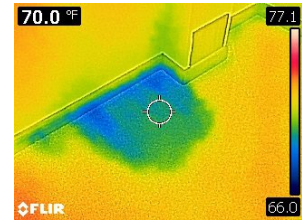
The visible foundation was cement. It was in good condition.

BASEMENT

The basement was in good condition. The basement was finished.

A sump pump was not observed.

There were signs of moisture in the basement. On the outside wall under the laundry room, from the center of the wall to the back wall. There were two dehumidifiers running in this area. With a thermo imaging camera I checked the floor and there were indications of moisture in the carpet. The blue indicated moisture and I also used a moisture tester and it read 35% and in the middle of the floor there was no moisture reading. The rug was damp to the touch. There was more moisture on the back side of the center partition. I did not get a picture of that area. You should ask the seller about the moisture and if it has happened before.



ATTIC

The attic space was in good condition. There was about 10" of insulation. It is recommended to have an R-43 Value which is about 14" of insulation depending on the type of insulation used.



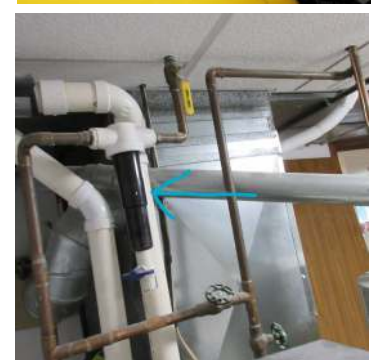
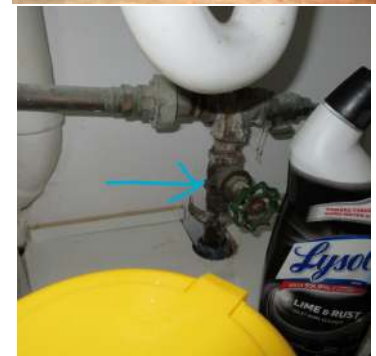
The ducts for exhaust fans in the bathrooms were vented to a box vent in the attic.

PLUMBING

The source of water was from a shared well with the neighbor, the waste was a private septic. The main shut-off appeared to be under the sink in the basement bathroom. It is good to know where the main shut-off is in case of an emergency.

The visible supply piping is copper. The waste was PVC. There were no visible leaks in the pipes at the time of the inspection. By the furnace was this device. I have not seen this before. You might ask the seller what it is. It looks like it may have leaked in the past. You may ask about that also.

The water heater was a state gas heater. The model# PRV 30 NORT6 and serial # M89236392. From the serial# I believe the unit was manufactured in December 1989. It has a 30 gallon capacity. The unit was in good condition.



HEATING AND AIR CONDITIONING

The furnace was a Lennox gas forced hot air furnace. The model# G51MP-36B-070-07 and Serial # 5906K27867. From the serial# I believe the unit was manufactured in October 2006. The unit was operated during the inspection. It ran as designed. There was a note written on the inside that a new combustion blower was installed on 6/16/09. Remember to change the filter regularly. How often depends on the type of filter you use. It is good to have the unit cleaned and checked before each heating season.

The air conditioner compressor was a Goodman . The model# VSX130241ED, and serial # 1609080247. From the serial# I believe the unit was manufactured in September 2016. The unit was operated during the inspection. It cooled as designed. It is good to have the unit cleaned and checked before each cooling season.

ELECTRICAL

The electrical service is a 200 amp service. There were 18 circuits protected by breakers. There was room to add more circuits. There was not a visible ground in the panel. The panel was in good condition.

There were GFCI outlets in the upstairs bathrooms, kitchen, and outside. If the GFCI on the left side of the stove trips it also trips the one on the right side. Both will have to be reset. The GFCI outlet in the half bath also trips the main bathroom GFCI. They will both have to be reset. The garage did not have GFCI protected outlets. GFCI outlets are used within 6' of wet areas for safety. The outlets in the basement were not grounded. That could be a shock hazard. You might want to consult with an electrician about that. About the wires for the fans that are in chains. I could not find anything that states that is not allowed. The other thing you could do is use wire mold to put the wires in. In the garage there is an outlet without a cover. A cover should be added. The wires in the garage are exposed and that is not code. They should be in conduit or wire mold.



There were smoke detectors and carbon monoxide detectors in the basement and upstairs. It is now an Illinois State law to have a smoke detector on each level including the basement and within 15' of every bedroom. Carbon monoxide detectors are required within 15' of all bedrooms. It is good to change the battery in detectors twice a year. The expiration dates should be checked on the detectors.

WALLS & CEILINGS

The walls and ceilings were in good condition.

WINDOWS

The windows were a double hung windows. The windows operated O.K.

KITCHEN

The kitchen was in good shape.

The stove and oven operated O.K.

There was a vent above the stove. It was not vented outside

The sink drained slowly. A plumber should take a look at it.

The refrigerator was cooling at the time of the inspection.

BATHROOM

The bathrooms were in good condition.

The basement toilet you could see a little of the wax ring. I flushed it three times and did not see any leaks.

GARAGE

The garage was attached and was in good condition.

On the over head door the down pressure should be adjusted. It did not go back up when I tried to hold it back. The electric eyes worked as designed.

Depending on your ability these things could move from one category to the other.

Things to have a qualified person look into.

1. Roofer replace the shingles with a crack in them and consult about the ventilation.
2. Fix the piece of loose siding.
3. Plumber check the sink drain in the kitchen. Ask about some of wax ring showing.
4. An electrician to install GFCI outlets where needed. Install cover on outlet in garage. Put wires in conduit or wire mold. Ask about basement outlets not being grounded.

Things you can do

1. Make sure the extensions are on the downspouts.
2. Caulk around windows where needed.
3. Trim vegetation around the building.
4. Adjust down pressure on the overhead garage door.

Thank you for the opportunity to serve you. If you have any questions give me a call.



Kris Johnson
Johnson Home Inspection Services