

SUMMARY

1234 Main St. Naperville IL 60564

Buyer Name

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Summary Text (enter here)

4.5.1 GFCIs & Electrical

LACK OF IN-USE GFCI OUTLET COVERS



Minor Defect

Exterior GFI outlets should be covered with in-use covers so the outlet is protected even when devices are plugged in. Recommend installation of in-use covers.

Recommendation

Recommended DIY Project



5.1.1 Basement

FOUNDATION CRACK - MINOR



Minor Defect

I observed indications of a crack at the foundation. The crack is hairline with no major displacement or movement.

Recommendation

Recommend monitoring.

6.1.1 Heating System Information

FILTER DIRTY



Minor Defect

I observed a dirty air filter at the furnace filter. Recommend changing out with a new filter every 30 days.

Recommendation

Recommended DIY Project



6.4.1 Humidifier

NOTICE TO REPLACE EVAPORATOR ELEMENT



It is recommended that the homeowner change the water evaporator pad every heating season. Also monitor for mold/mildew formation monthly.

Recommendation

Recommended DIY Project

8.3.1 Hot Water Source

MISSING CATCH PAN UNDER TANK



I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.



8.3.2 Hot Water Source

TPR DISCHARGE PIPE DEFECT



The discharge pipe from the TPR valve was threaded on the end towards the floor. This is a safety hazard because someone could place an endcap on the pipe affectively bypassing the TPR and creating a dangerous condition. Recommend cutting off the threaded portion of the pipe. An easy fix.

Recommendation

Contact a qualified professional.

8.3.3 Hot Water Source

NO BONDING JUMPER WIRE AT WATER HEATER PIPES.



Major Defect

The inflow and outflow metallic pipes of the water heater should have a copper jumper bonding wire between them. This ensures the continuity of the grounding system, ensuring a safe system.

Recommendation

Contact a qualified professional.

8.4.1 Drain, Waste, & Vent Systems

EJECTOR PIT SHUT-OFF VALVE



Minor Defect

It was observed that the ejector pit does not have a shut-off valve above the check valve. A shut off valve is recommended for servicing the check valve and/or ejector pit equipment.

Recommendation

Contact a qualified professional.



8.5.1 Water Supply & Distribution Systems

WATER SOFTENER DRAIN FEEDS INTO SEPTIC FIELD

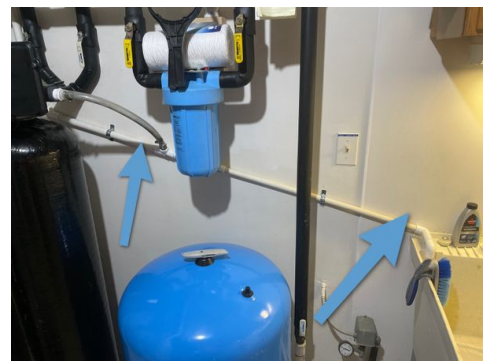


Minor Defect

The water softener discharge hose drains into the septic drainage system of the house. The high salt content of the discharge water can negatively affect the efficiency of the septic system.

Recommendation

Contact a qualified professional.



9.5.1 Panelboards & Breakers

CABLE CONNECTOR DEFECT

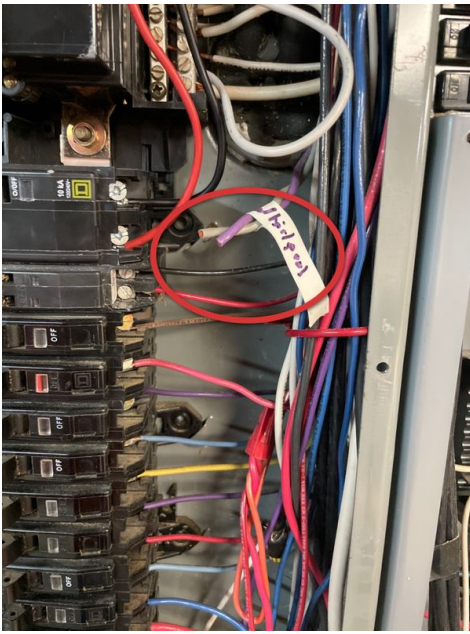


Minor Defect

I observed a defect at the electrical cable connector at the panelboard. any disconnected wiring should have the wires capped with twist-on electrical connectors.

Recommendation

Contact a qualified electrical contractor.



10.1.1 Structural Components & Observations in Attic



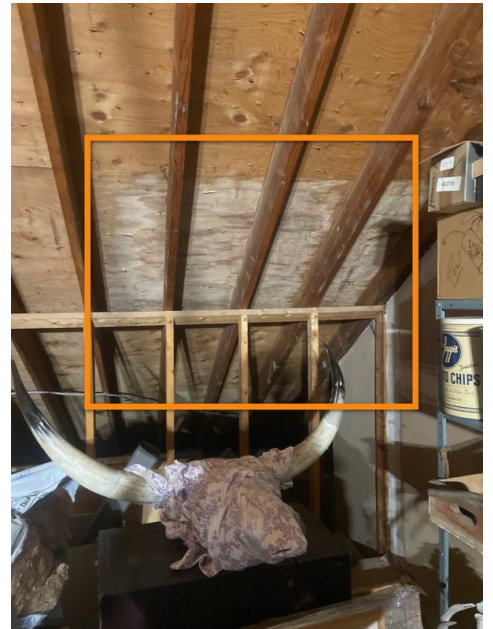
Minor Defect

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



11.2.1 Sinks, Tubs & Showers

DAMAGE AT FIXTURE



Material Defect

I observed damage at the fixture. The Coldwater handle of the faucet only travels half of its available travel. This is likely due to a worn out cartridge valve. Recommend replacing cartridge valve.

Recommendation

Contact a qualified plumbing contractor.



12.1.1 Bathroom Toilets

LOOSE TOILET FLANGE CONNECTION.



Major Defect

A toilet was observed to have a loose connection to the floor system. It is likely that the wax ring seal has been compromised. Recommend sourcing a licensed plumber to reset the toilet.

Recommendation

Contact a qualified professional.



14.4.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED



Major Defect

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. Recommend replacing outlet with GFCI protected outlet.

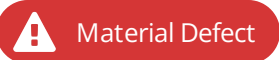
Recommendation

Contact a qualified electrical contractor.



15.1.1 Doors

BROKEN GLASS AIR SEAL ON BACK DOOR.



Material Defect

The back door glass shows condensation between the glass panes. This is due to a compromised seal. Recommend replacing the glass and/or the door.

Recommendation

Contact a qualified professional.

15.5.1 Stairs, Steps, Stoops, Stairways & Ramps

MISSING HANDRAIL



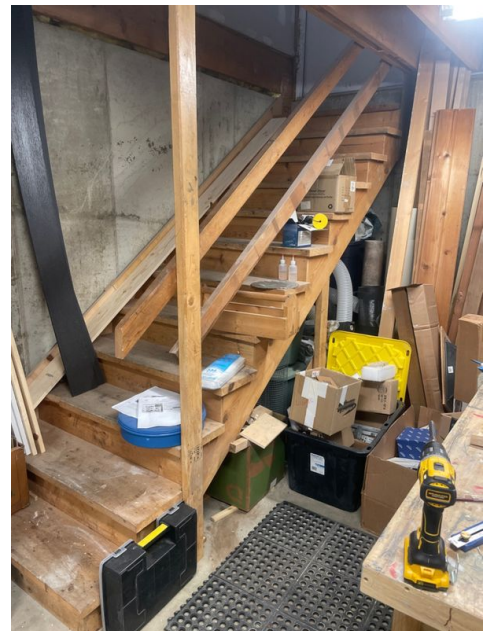
Major Defect

I observed a missing handrail on the stairs to the unfinished basement from the garage.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified carpenter.



15.5.2 Stairs, Steps, Stoops, Stairways & Ramps

MISSING GUARDRAIL



Minor Defect

The basement stairs are missing a guard rail system on one side. This represents a Hazard as children and adults could step off the side.



15.5.3 Stairs, Steps, Stoops, Stairways & Ramps

INADEQUATE GUARD RAIL



The stairs to the basement from the garage do not have an adequate guard rail system in place. The two by fours currently in use do not meet building code. Recommend installing a proper guard rail system.

Recommendation

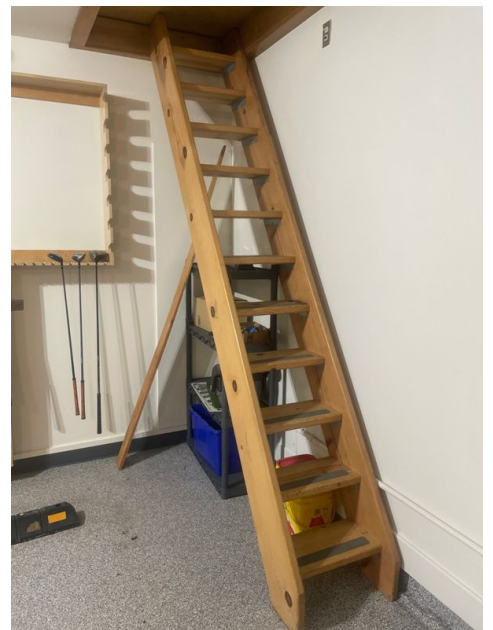
Contact a qualified carpenter.

15.5.4 Stairs, Steps, Stoops, Stairways & Ramps

IMPROPER STAIRWAY TO GARAGE ATTIC.



The stairway/ladder to the garage attic access does not meet any code requirements besides tread length. Riser height is too tall, missing riser plates, no handrail, no guard rail, width too narrow. Homeowner should use at their own risk. This is an unsafe condition.



17.3.1 Garage Vehicle Door Opener

PHOTO ELECTRIC EYES NOT PRESENT



The photo electric eyes were not present on either garage door. These are a safety device that stops the garage door from closing if someone or something crosses in the doors path. Recommend installing new photo electric eye sensors.

Recommendation
Contact a qualified professional.



17.4.1 Electric in Garage

MISSING GFCI-PROTECTION IN GARAGE



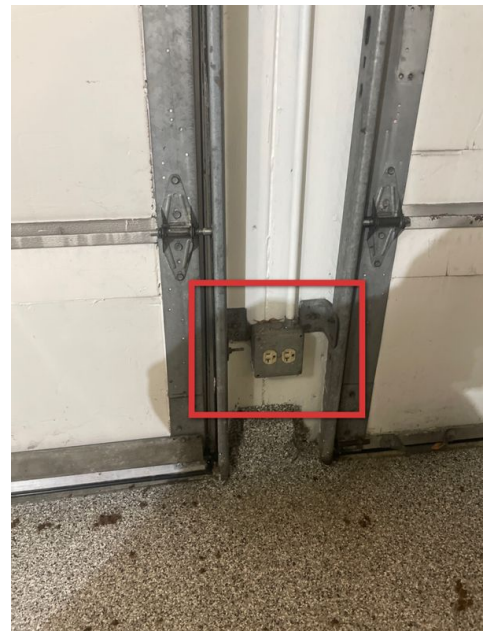
Major Defect

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.



17.4.2 Electric in Garage

MISSING TAMPER-RESISTANCE PROTECTION IN GARAGE



Minor Defect

I observed an electric receptacle outlet (located below 5' 6" height above the floor) that was not listed as a tamper resistant (TR) type.

All receptacle outlets below 5' 6" must be tamper resistant (TR).

[Learn more about TR receptacles.](#)

Recommendation

Contact a qualified electrical contractor.

17.5.1 Ceiling, Walls & Firewalls in Garage

DOOR WAS NOT SELF-CLOSING



Material Defect

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation
Contact a qualified general contractor.

18.1.1 Kitchen Sink

DEFECT AT THE KITCHEN SINK



Minor Defect

I observed indications of a defect at the kitchen sink. The soldered connection for the hot water supply may have a slow leak indicated by presence of oxidation. This can also be caused by flux being left on the joint after the soldering process. Recommend monitoring for further leakage.

Recommendation
Recommended DIY Project



18.1.2 Kitchen Sink

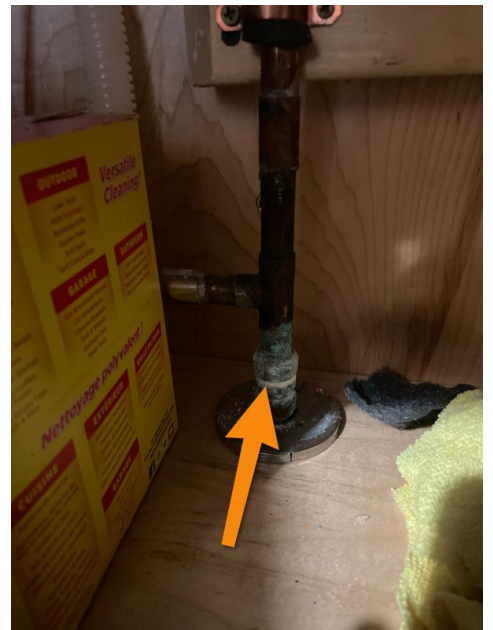
DEFECT ON HOT WATER SUPPLY LINE. #2



Minor Defect

Compression fitting on copper hot water supply line has slow leak causing corrosion and oxidation. This leak should be repaired before it forms pinholes and becomes an active leak. Recommend hiring a plumbing contractor to perform repair.

Recommendation
Contact a qualified plumbing contractor.



18.3.1 AFCI

MISSING AFCI PROTECTION



Minor Defect

I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Recommendation
Contact a qualified electrical contractor.
