



Inspection Report

Joe Smith

Property Address:
16233 W Randell St
Manhattan IL 60442



SafeCheck Home Inspection

Bassam(Sam) Yasen IL 450.012678



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Date: 9/11/2024	Time: 02:00 PM	Report ID: 20240911-16015-W-Baker-Rd
Property: 16233 W Randell St Manhattan IL 60442	Customer: Joe Smith	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

NACHI National Association of Certified Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

Occupancy Status:

Occupied

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	M	NP	RR
1.0	FLASHINGS					•
1.1	Roofing	•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS					•
1.3	Gutters, downspouts, and roof drainage system.					•

Styles & Materials
Viewed roof covering from:
 Ground
 Ladder
 Drone
Roof Covering Materials:
 Architectural Asphalt
 Shingles
Chimney (exterior):
 Brick
Sky Light(s):
 None

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace **IN NI M NP RR**

Comments:

1.0 Lifted flashing was observed on the front of the home. This occurs when nails push up the flashing, or they are not properly secured. If not secured, moisture may enter and damage home. Contact a qualified roofer for correction.



1.0 Item 1(Picture)



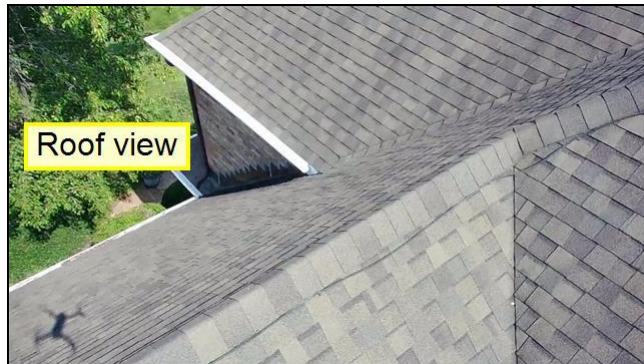
1.0 Item 2(Picture)

1.1 (1) The shingles were in the third quarter of their life expectancy.

View of roof:



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

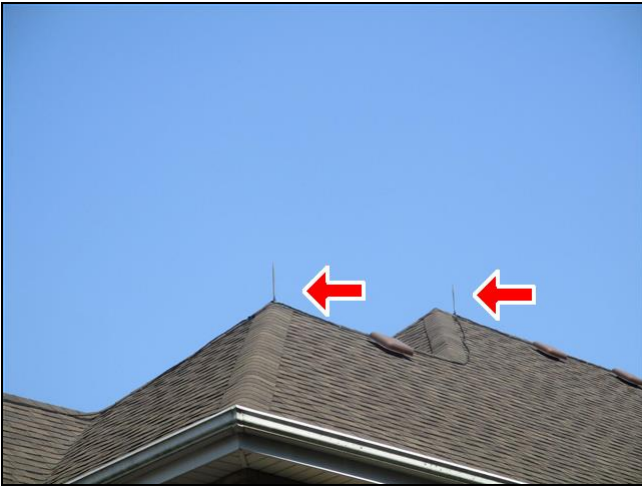


1.1 Item 7(Picture)



1.1 Item 8(Picture)

(2) Your roof is supplied with lighting rods. These rods protect the roof from damage in case of the lighting strike. This is for your information.

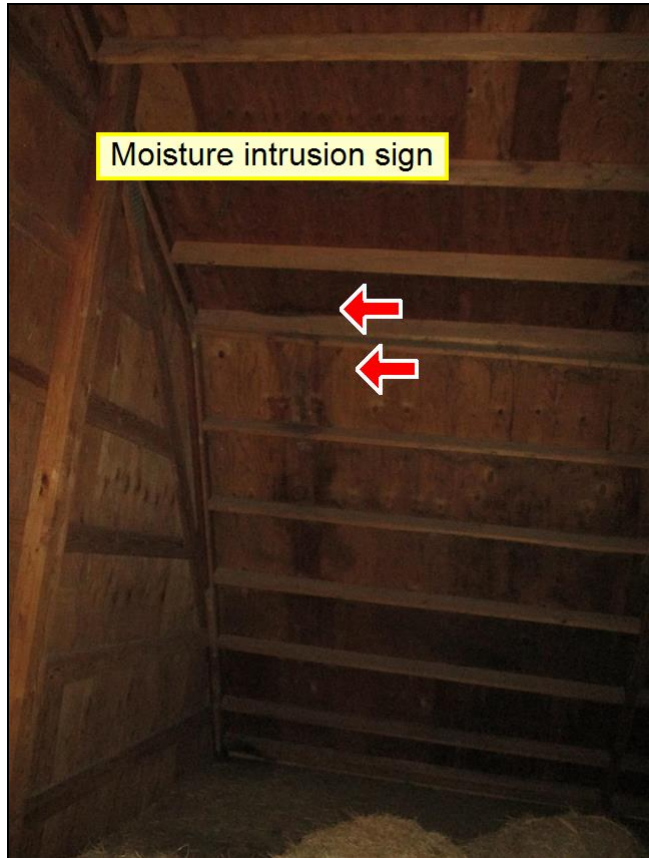


1.1 Item 9(Picture)

🏠 (3) A roof leak was observed in the attic of the outbuilding. The area was not wet at time of inspection. If not corrected, moisture related issues will develop and further damage will occur. Contact a qualified roofer for correction and further evaluation of the outbuilding roof.



1.1 Item 10(Picture)

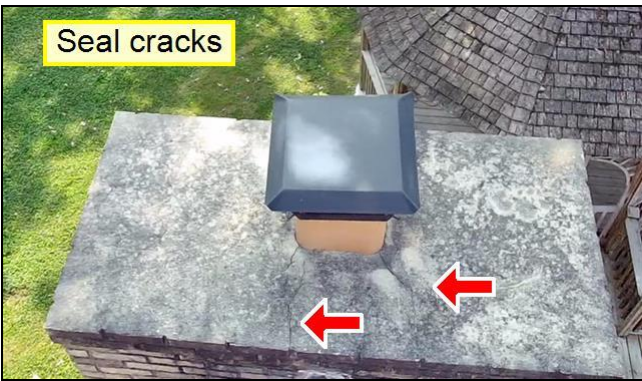


1.1 Item 11(Picture)



1.1 Item 12(Picture)

1.2 The chimney crown is cracking, and deteriorating. If not repaired, further damage will occur. Contact a qualified contractor to repair the chimney crown.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 (1) The downspouts should be extended 6'-8' away from the home/outbuilding. This will prevent damage to the foundation, and water from entering the lower levels of the home. Contact a landscaping contractor to extend all downspouts away from home/outbuilding.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

📍 (2) There are signs that the gutters are leaking at the seams in the outbuilding. There are water stains and rusting present. Contact a qualified contractor to repair leaking seams.



1.3 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	M	NP	RR	Styles & Materials
2.0	WALL CLADDING, FLASHING AND TRIM			•			Siding Style: Brick Channel rustic
2.1	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•					Siding Material: Wood Brick veneer
2.2	DOORS (Exterior)					•	Exterior Entry Doors: Wood Steel
2.3	WINDOWS			•			Appurtenance: Deck with steps
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS					•	Driveway: Concrete
2.5	OTHER	•					
2.6	EAVES, SOFFITS AND FASCIAS	•					

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace **IN NI M NP RR**

Comments:

2.0 (1) There are trees and bushes in contact with the home. They should be trimmed or removed to prevent damage to the home. Contact a landscaping company to trim or remove all bushes and trees that are located too close to the home.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.0 (2) Wood rot was observed on areas of the exterior of the home and outbuilding. If not corrected, further damage may occur. Contact a qualified contractor for further evaluation and repair. See pictures for details and locations.

NOTE: Possible mice entry.



2.0 Item 3(Picture)



2.0 Item 4(Picture)



Wood rot

2.0 Item 5(Picture)



2.0 Item 6(Picture)



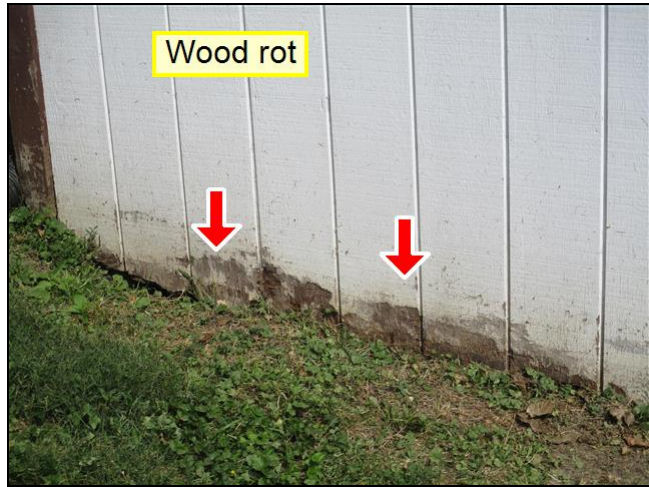
2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)

2.1 (1) The brick paver patio needs repair. Brick paver patios need periodic repair and maintenance to prevent damage. The algae must be removed from the joints, the brick power washed, new sand applied, and a new protective coating applied. Contact a landscaping company to perform this repair.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

🏠 (2) The grading is low on the side of the home. Low grading causes water to flow toward the home. The water can cause damage to the foundation or enter the basement. To correct the low grading, a landscaping company should be contacted to build up all low areas around the home.



2.1 Item 3(Picture)

🏠 2.2 The entrance doors are double keyed. This means that a key is required to open the door from the outside and inside of the home. Modern fire safety standards do not allow double keyed locks on doors. In the event of an emergency exit from the home, a key is required to unlock the door. This is a safety issue that must be corrected. Replace double keyed locks on entrance doors.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



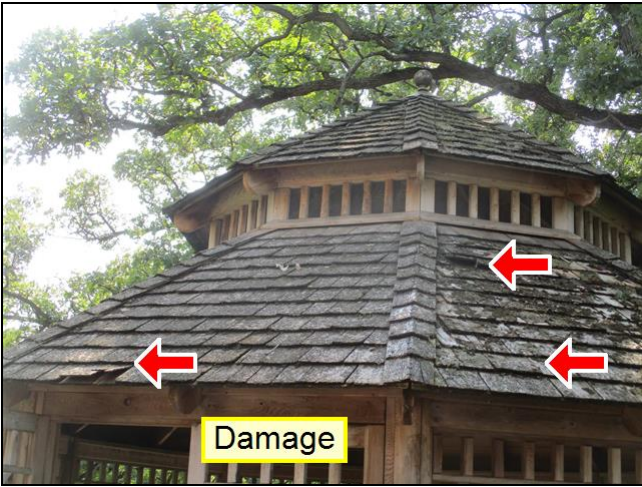
2.2 Item 3(Picture)

2.3 The caulk is failing on several of the exterior windows. If not replaced, water may penetrate into the home. Contact a qualified contractor to remove all old caulk and apply new.



2.3 Item 1(Picture)

2.4 (1) The gazebo cedar shakes are showing damage and algae. If not repaired and maintained, leak may occur. Contact a qualified roofer for further evaluation.

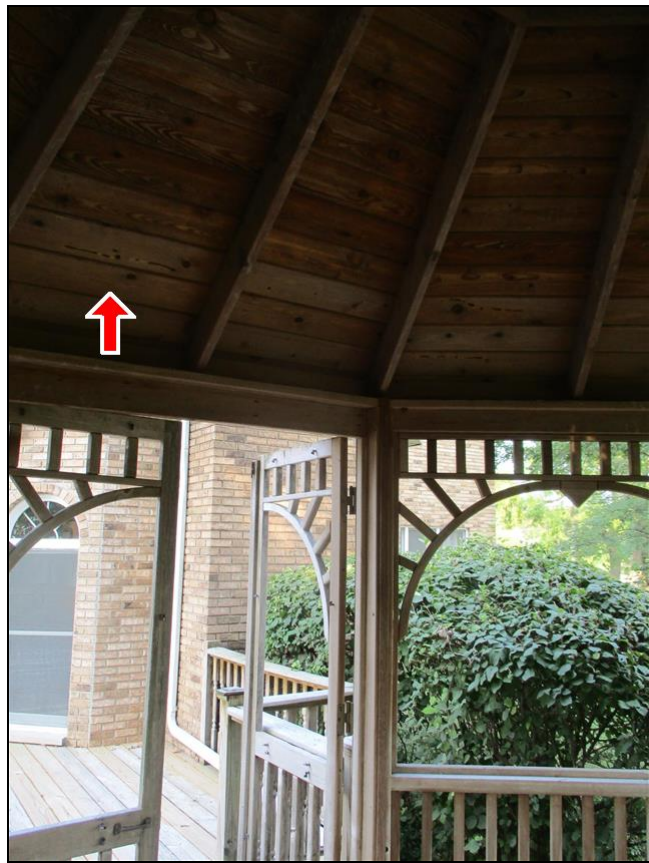


2.4 Item 1(Picture)

📍 (2) Signs of wood destroying organisms (WDOs) were observed in the gazebo ceiling. If not treated, damage to the gazebo and structure may occur. Contact a pest abatement company for further evaluation and treatment options.

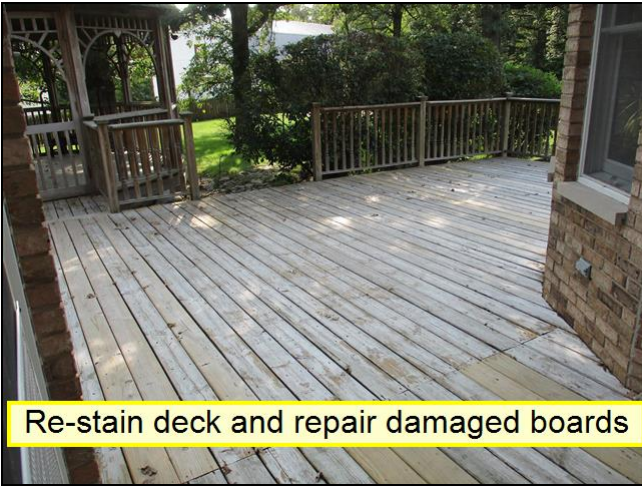


2.4 Item 2(Picture)



2.4 Item 3(Picture)

(3) The deck wood needs maintenance. I recommend re-staining the wood to prevent damage. Contact a qualified contractor to do so.



2.4 Item 4(Picture)

2.5 (1) RECOMMENDATION: I recommend installing window well covers on exterior of home. Window well covers prevent water, animals, or intruders from entering home.



2.5 Item 1(Picture)

(2) Vegetation was observed in the rear window well. Vegetation can attract pests or clog the window well drain. Contact a qualified person to remove the vegetation from the window well.

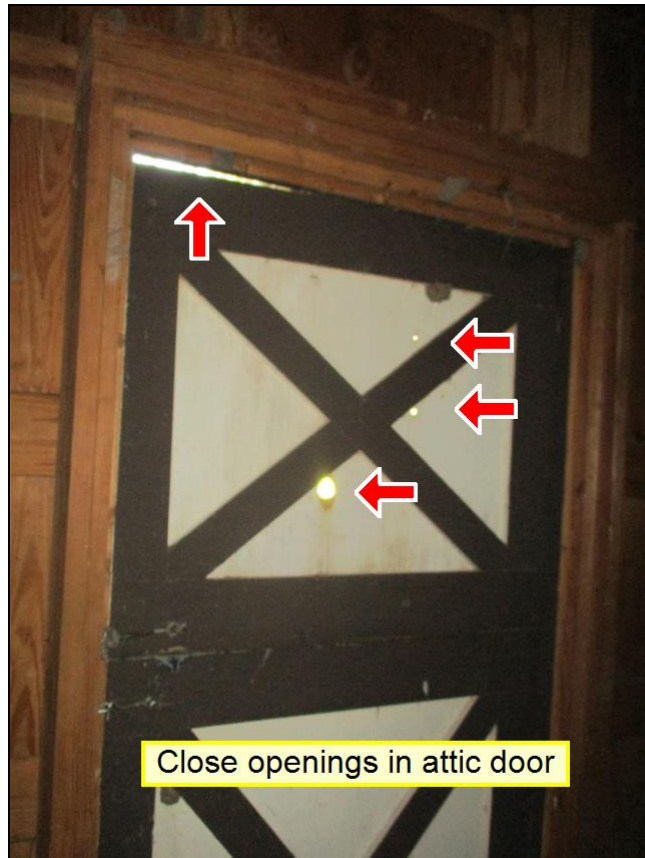


2.5 Item 2(Picture)

(3) There are wasp nests in the attic of the outbuilding. Wasps can cause injury to occupants. I recommend contacting an exterminating company to remove all wasp nests.



2.5 Item 3(Picture)



2.5 Item 4(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	M	NP	RR
3.0	GARAGE CEILINGS	•				
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				
3.2	GARAGE DOOR (S)	•				
3.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME					•
3.4	GARAGE FLOOR			•		
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				

Styles & Materials
Garage Door Type:
 Automatic
 Three Car (Three Doors)
Garage Door Material:
 Compressed board
Auto-opener Manufacturer:
 MARANTEC
Garage Type:
 Attached

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace **IN NI M NP RR**

Comments:

3.2 There is a gap on the side of the garage man door. If not sealed, insects, water, etc., may enter garage. Contact a qualified contractor for correction.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 The occupant door to the garage, is not equipped with self closing hinges. Modern fire safety standards require the door between the home and garage, to have self closing hinges. Contact a qualified person to install self closing hinges on garage occupant door.



3.3 Item 1(Picture)

3.4 There were some cracks in the garage floor. These cracks are normal, but I recommend repair to prevent further damage. The cracks can be repaired with caulk or any other patching type material.



3.4 Item 1(Picture)

3.5 The outbuilding garage door opener is not equipped with safety sensors that prevent injury to occupants or animals. The sensors should be located on the lower portion of the garage door or should have a safety push button or a pressure sensor, and are designed to reverse the direction of the door if someone is beneath. This is a safety code enforced by municipalities. Contact a garage door company for further evaluation.



3.5 Item 1(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	M	NP	RR	Styles & Materials
4.0	CEILINGS	•					Ceiling Materials: Drywall
4.1	WALLS	•					Wall Material: Drywall Paneling
4.2	FLOORS	•					Floor Covering(s): Carpet Hardwood T&G Tile
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS					•	Interior Doors: Wood
4.4	WINDOWS (REPRESENTATIVE NUMBER)					•	Window Types: Double-hung
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					Cabinetry: Wood
4.6	DOORS (REPRESENTATIVE NUMBER)	•					Countertop: Granite

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

4.1 (1) Drywall cracks were observed by the main entrance wall. This is a cosmetic issue and for your information. Contact a qualified contractor to repair the cracks as needed.



4.1 Item 1(Picture)

👉 (2) The laundry chute is accessible to children and could allow a child to fall. I recommend a lock to protect or prevent children from accessing.

👉 (3) Water damage and stains were observed in paneling under the windows in the office room. Contact a qualified contractor for further evaluation and repair.



4.1 Item 2(Picture)

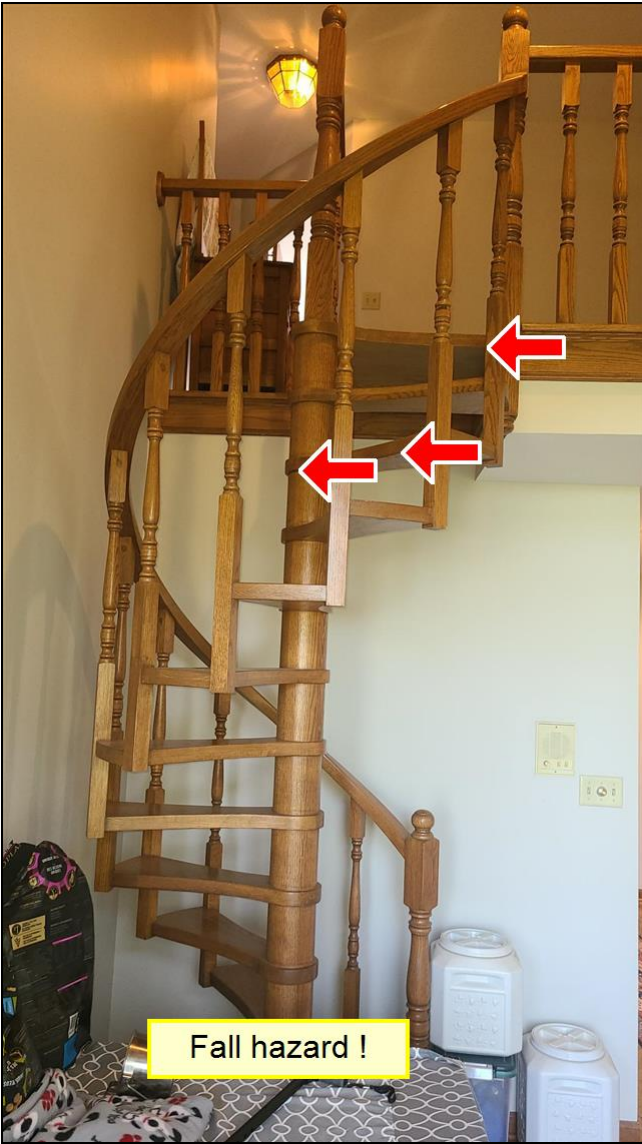


4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.3 The staircase balusters are too far apart. Modern building standards require the opening to be 4" or less. When this home was built, this was not the requirement. This is a safety requirement to prevent children from falling through the openings. Contact a qualified contractor to install balusters that are 4" or less apart.



4.3 Item 1(Picture)

🏠 4.4 (1) There were several screens that were damaged. Municipalities and other agencies, require functioning screens on all windows. Contact a qualified contractor to repair all damaged screens.



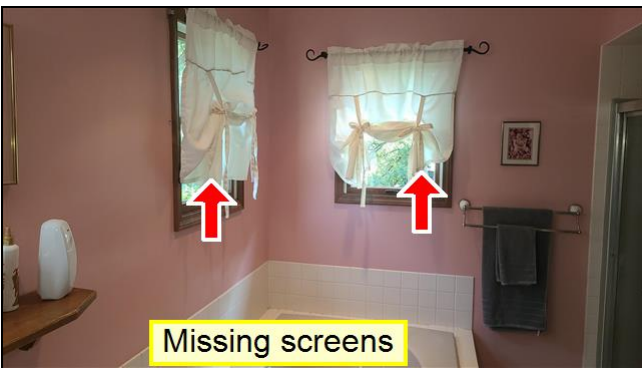
4.4 Item 1(Picture)

🏠 (2) There was one window with a defective window hand crank. The window will not open in its current condition. Contact a window repair company to repair the window hand crank.



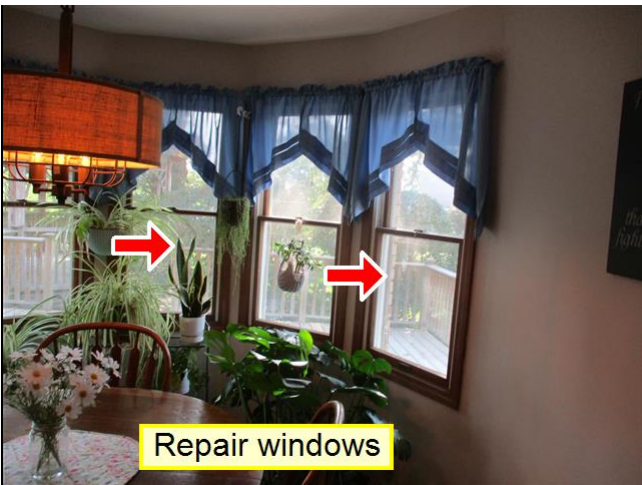
4.4 Item 2(Picture)

🏠 (3) There were several windows with missing screens. Screens are required by local municipalities and other agencies. It is possible that the home owner has the screens stored. I recommend asking home owner to have all screens installed by the final walk through. Check that all windows have screens when you do your final walk through.



4.4 Item 3(Picture)

🏠 (4) Several of the main level windows would not stay in the open position when opened. The windows slams shut, which could cause injury to occupants. Contact a window repair company to repair the windows.



4.4 Item 4(Picture)

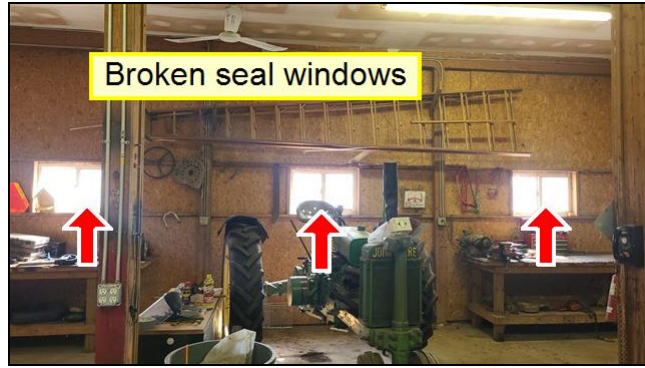


4.4 Item 5(Picture)

🏠 (5) There were several windows with broken seals in the outbuilding. A window with a broken seal still operates as intended, but it loses insulation value. Contact a window replacement company to replace all glass with broken seals.



4.4 Item 6(Picture)



4.4 Item 7(Picture)

(6) There was one bedroom window that need immediate repair. The window does. See picture for location.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	M	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Foundation: Poured concrete Crawlspace Floor: Concrete Method used to observe
5.1	WALLS (Structural)	•					Crawlspace: From entry Floor Structure: Wood joists Wall Structure: Wood Columns or Piers: Steel lally columns Ceiling Structure: 2X8 Roof Structure: Stick-built Roof-Type: Hip Method used to observe
5.2	COLUMNS OR PIERS	•					attic: Walked Attic info: Attic access
5.3	ROOF STRUCTURE AND ATTIC	•					
5.4	FLOORS (Structural)					•	
5.5	CEILINGS (structural)	•					

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

5.0 (1) Most of the basement was covered in finish material. Most of the foundation and structure were not visible for inspection. No obvious issues were observed. This is an inspection restriction and for your information.



5.0 Item 1(Picture)

5.0 (2) There were several cracks in the basement foundation walls. This is not a structural issue, but cracks should be repaired to prevent further damage or water from entering. Contact a water proofing company to repair all cracks in basement foundation walls.

NOTE: Some of the cracks were not seeping water at the time of the inspection, but there are signs of water seepage. There are water stains and mineral deposits. Cracks may not seep water now, but WILL during heavy rains.

NOTE: The cracks that showed sign of seepage is the area that has low grading on the outside.



5.0 Item 2(Picture)



5.0 Item 3(Picture)

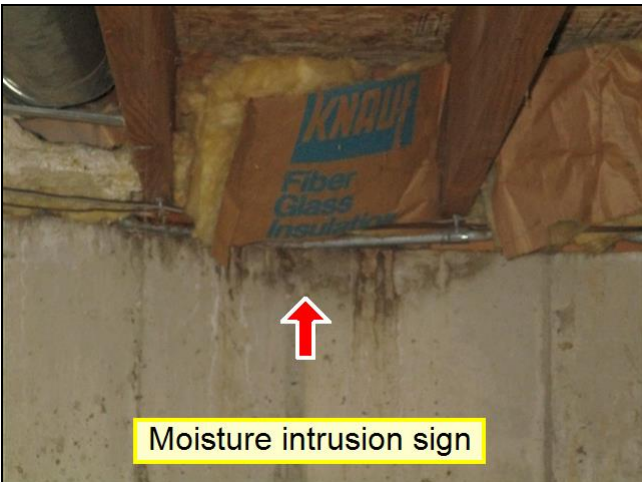


5.0 Item 4(Picture)



5.0 Item 5(Picture)

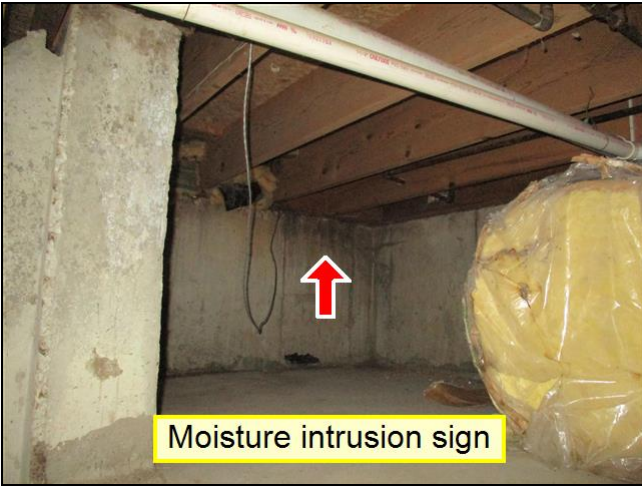
➡ (3) Moisture appears to be entering the crawlspace between the foundation wall and the sill plate and through the fireplace cinder blocks at the rear of the home. If not corrected, moisture related issues and further damage may develop. Contact a waterproofing company for correction and further evaluation.



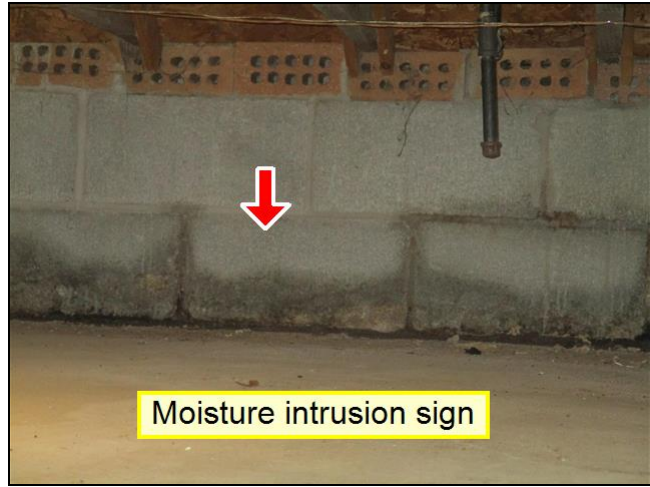
5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)

🏠 (4) Damage was observed on the corner of the foundation slab "Corner pop". This is not a structural issue, but the damage should be repaired to prevent further damage or water from entering. Contact a concrete repair company for further evaluation and repair.

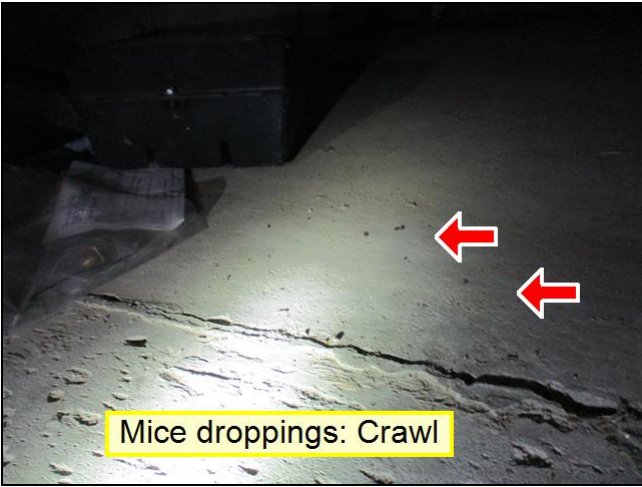


5.0 Item 11(Picture)



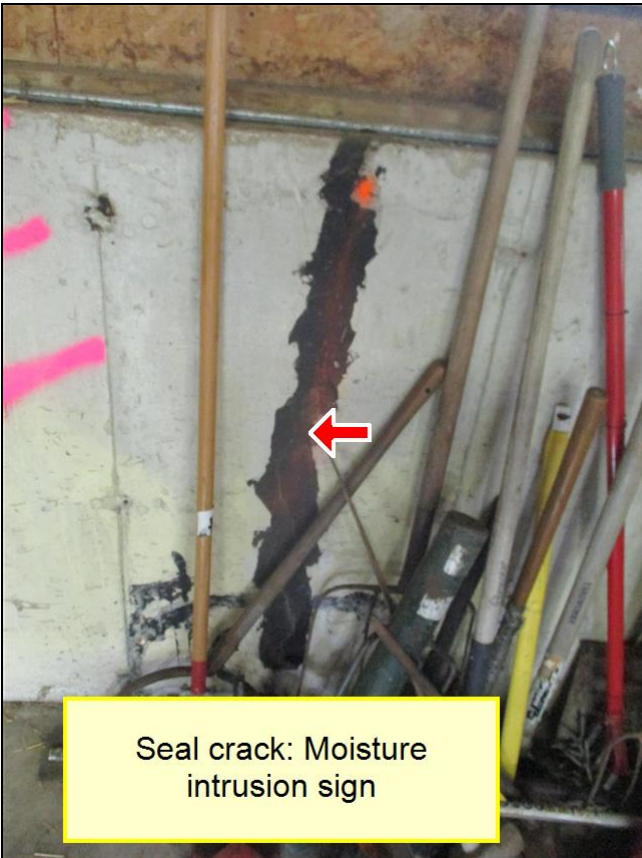
5.0 Item 12(Picture)

🏠 (5) There are signs of rodents entering the home. To properly correct this issue, any penetrations to the exterior should be sealed. Contact a pest control company for further evaluation.

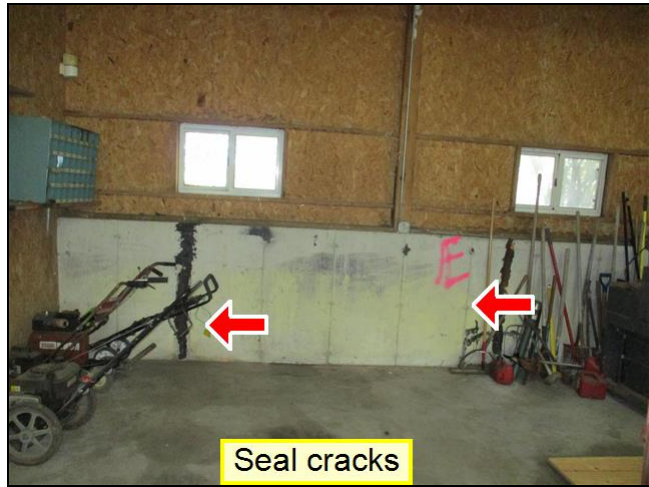


5.0 Item 13(Picture)

📍 (6) There were several cracks in the outbuilding foundation walls. This is not a structural issue, but cracks should be repaired to prevent further damage or water from entering. Contact a waterproofing company to repair all cracks in outbuilding foundation walls.



5.0 Item 14(Picture)



5.0 Item 15(Picture)

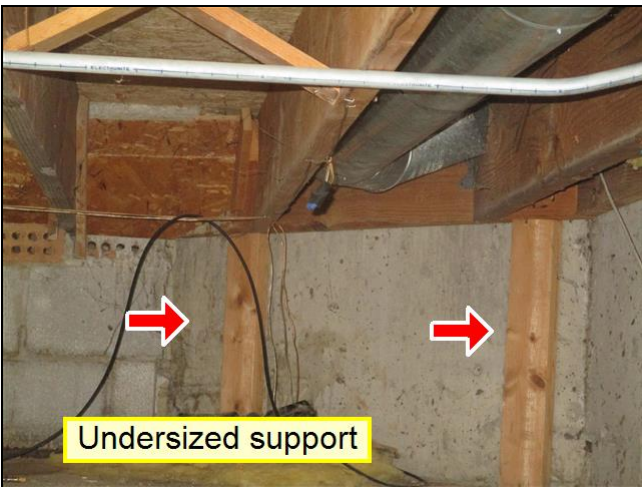


5.0 Item 16(Picture)



5.0 Item 17(Picture)

5.4 The fireplace room floor structure is supported using only 2X4 lumber (Undersized support) . I recommend contacting a framing contractor for further evaluation.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	M	NP	RR	Styles & Materials
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES					•	Water Source: Well or Spring
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Waste System: Private Septic System
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•					Water Filters: Water Softener
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Plumbing Water Supply (into home): Black hose
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•					Plumbing Water
6.5	MAIN FUEL SHUT OFF (Describe Location)	•					Distribution (inside home): Copper
6.6	EJECTOR PUMP					•	Washer Drain: 2" Diameter
6.7	RADON MITIGATION SYSTEM				•		Plumbing Waste: AGED PVC Cast iron
6.8	Sump pump	•					Water Heater Power Source: Gas (quick recovery)
							Water Heater Capacity: 40 Gallon (1-2 people)
							Manufacturer: A.O. SMITH

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

6.0 (1) The home is equipped with a private well and waste disposal system. It is necessary to have the well and waste system inspected for proper operation. Normally this cost is incurred by the seller. If seller is not paying for the inspection, I highly recommend having the systems inspected. Contact a well and septic inspection company to properly check condition of well and waste disposal system.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The home is equipped with a water softener. The softener will need maintenance and salt added regularly. I recommend asking the current home owner to show you how to operate and maintain this equipment.

It is beyond the scope of a home inspection to test the operation of the softener. You will need to contract a water treatment company if you want to have it tested.



6.0 Item 3(Picture)

📍 (3) There is no access panel for the whirlpool tub water pump. If the pump fails, the tile will need to be removed to access the pump. This comment was intended to inform you that there is no access panel.

The jetted tub did not function at time of inspection. Contact a qualified plumber for further evaluation.



6.0 Item 4(Picture)

📍 (4) The well pressure tank is leaking into the basement floor. If not corrected, moisture related issues will develop. Contact a qualified plumber for further evaluation.

NOTE: The water might be from condensation.




6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.1 (1) I inspected all the drain piping in the home, but there is no way to inspect the sewer piping from the home to the city sewer system. The piping is underground and not visible. I recommend contacting a plumbing contractor to televise the sewer pipe. Televising the sewer pipe will reveal if tree roots or damaged pipes are present. Damaged piping can even be present in new construction.

6.1 (2)  The drain stoppers did not function at the master sink/jetted tub. Contact a qualified plumber to repair or replace the drain stoppers.



6.1 Item 1(Picture)



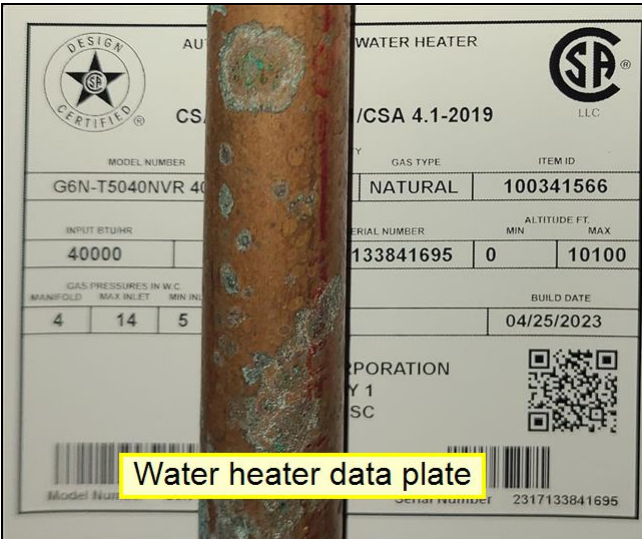
6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.2 (1) The water heater is a 2023; This is for your information.

Water heater data plate:



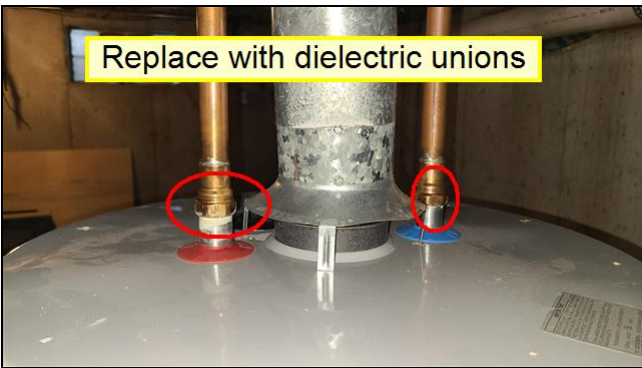
6.2 Item 1(Picture)

(2) The hot water was dirty when operated from fixtures. This is an indication that sediment is building up inside the tank. I recommend draining some sediment from the bottom of the tank. There is a water spigot present for this purpose. I also recommend installing an in-line filter.



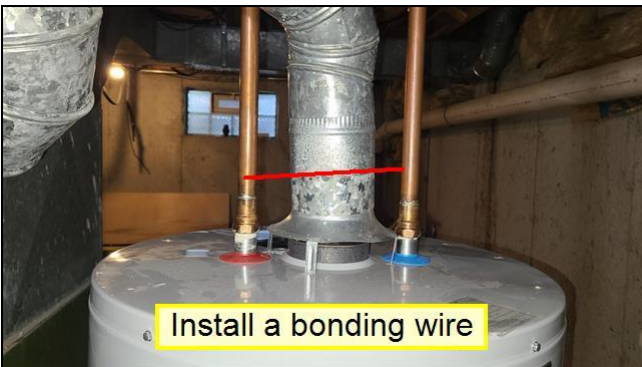
6.2 Item 2(Picture)

👉 (3) The water piping to the water heater is connected without the use of dielectric connectors. Dielectric connectors are required whenever two dissimilar metals are connected together. Dielectric connectors prevent rusting caused by galvanic action. Contact a qualified person to install the dielectric connectors.



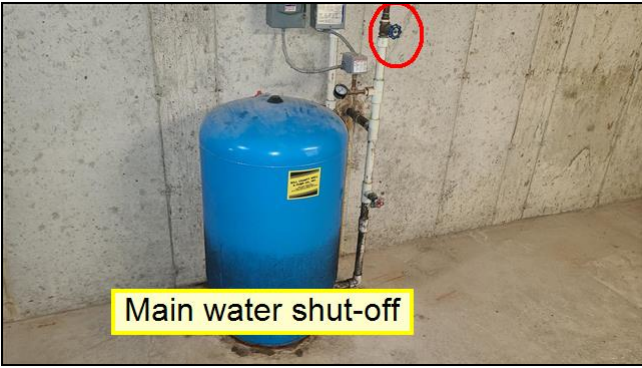
6.2 Item 3(Picture)

👉 (4) There is no bonding wire present on the water heater. A bonding wire is required to prevent the electrolysis that can occur when dissimilar metals are joined together. The bonding wire is intended to allow that faint current between the water pipes to bypass the copper-to-steel fittings and thereby prevent corrosion caused by electrolysis. Contact a qualified person to install a bonding wire.



6.2 Item 4(Picture)

6.3 The main water shut-off is located in the basement at the water pressure tank.



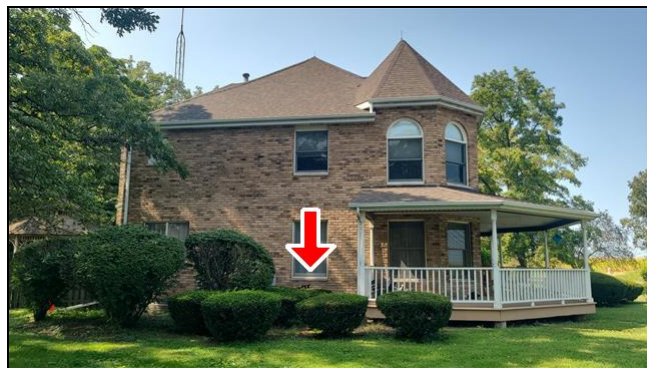
6.3 Item 1(Picture)

6.5 The main fuel shut off is at gas meter outside.

View: Gas Meter



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 Modern building standards require ejector pits to have a sealed cover. Contact a qualified person to install a sealed cover on the ejector pit.



6.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


7. Electrical System

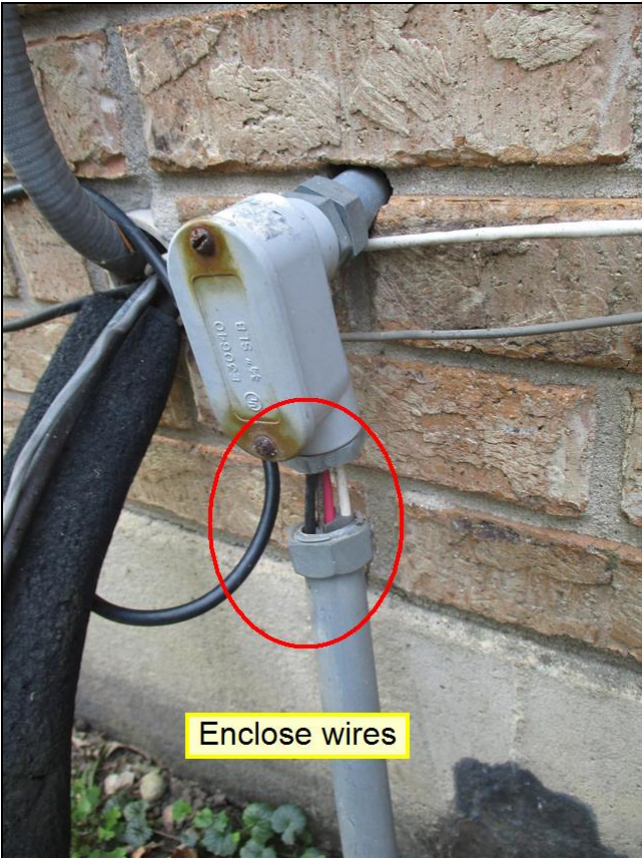
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	M	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•					Electrical Service
7.1	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•					Conductors: Below ground
7.2	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					•	Panel capacity: 200 AMP
7.3	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE					•	Panel Type: Circuit breakers
7.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					•	Electric Panel
7.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•					Manufacturer: GENERAL ELECTRIC
7.6	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS					•	Branch wire 15 and 20
7.7	CARBON MONOXIDE DETECTORS	•					AMP: Copper
7.8	SMOKE DETECTORS					•	Wiring Methods: Romex Conduit BX
7.9	Generator				•		

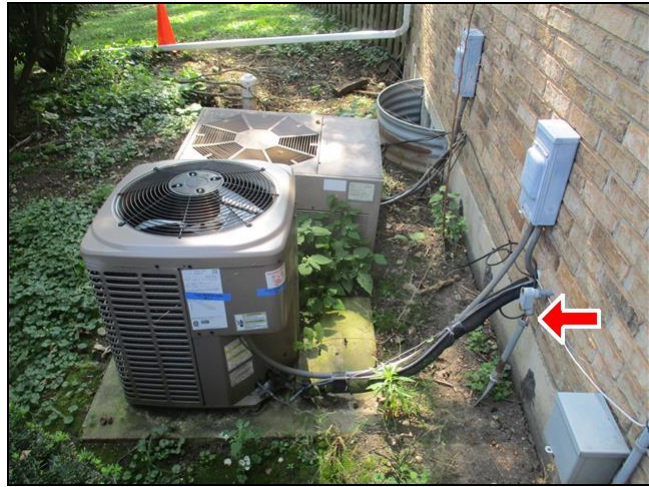
IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace **IN NI M NP RR**

Comments:

 **7.2 (1)** Exposed electrical wires were observed on the exterior by the AC unit. If not enclosed, injury to occupants may occur or water may cause damage. Contact a qualified electrician for correction.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

🏠 (2) The gazebo ceiling fan electrical switches were difficult to operate. Contact a qualified electrician for further evaluation.



7.2 Item 3(Picture)

🏠 (3) There were several lights that did not function. It may be burnt out light bulbs, or defective light fixtures. I recommend having the home owner replace all burnt out light bulbs so that you can check them when you do your final walk-through.



7.2 Item 4(Picture)



7.2 Item 5(Picture)



7.2 Item 6(Picture)

📌 (4) Modern fire safety standards require closet light bulbs to be covered by a protective globe or other type of cover. This is to prevent the hot light bulb from contacting clothing and starting a fire. I recommend installing globe type light fixtures in all closets.



7.2 Item 7(Picture)

📌 (5) There were two open junction boxes in the attic of the home. Open junction boxes are a safety hazard because the wires are exposed to the occupants. Contact a qualified person to install a cover on the open junction box.



7.2 Item 8(Picture)

(6) The intercom system did not function. Contact a qualified data contractor to further evaluate and repair as needed.




7.2 Item 9(Picture)

7.3 The outbuilding electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in

the outbuilding. Modern standards require GFCI outlets in the outbuilding. I recommend updating electrical outlets in outbuilding to GFCI type outlets.



7.3 Item 1(Picture)

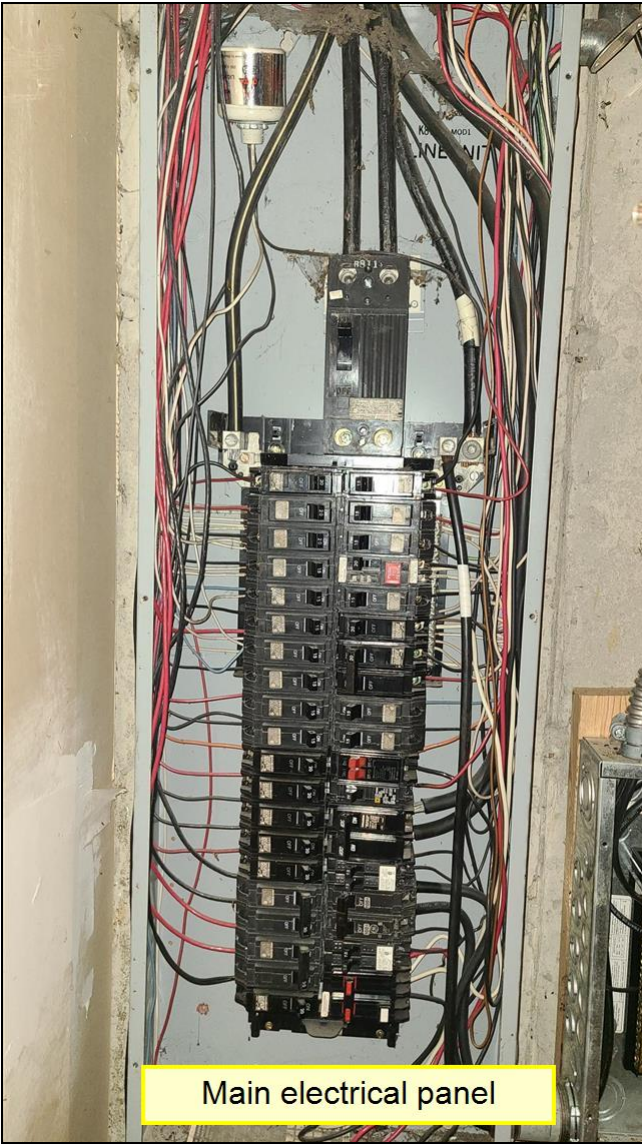
 **7.4** The exterior rear GFCI (ground fault circuit interrupted) electrical outlet did not trip when tested. This is an important safety device that must be operational. Contact a qualified person to replace the outlet.



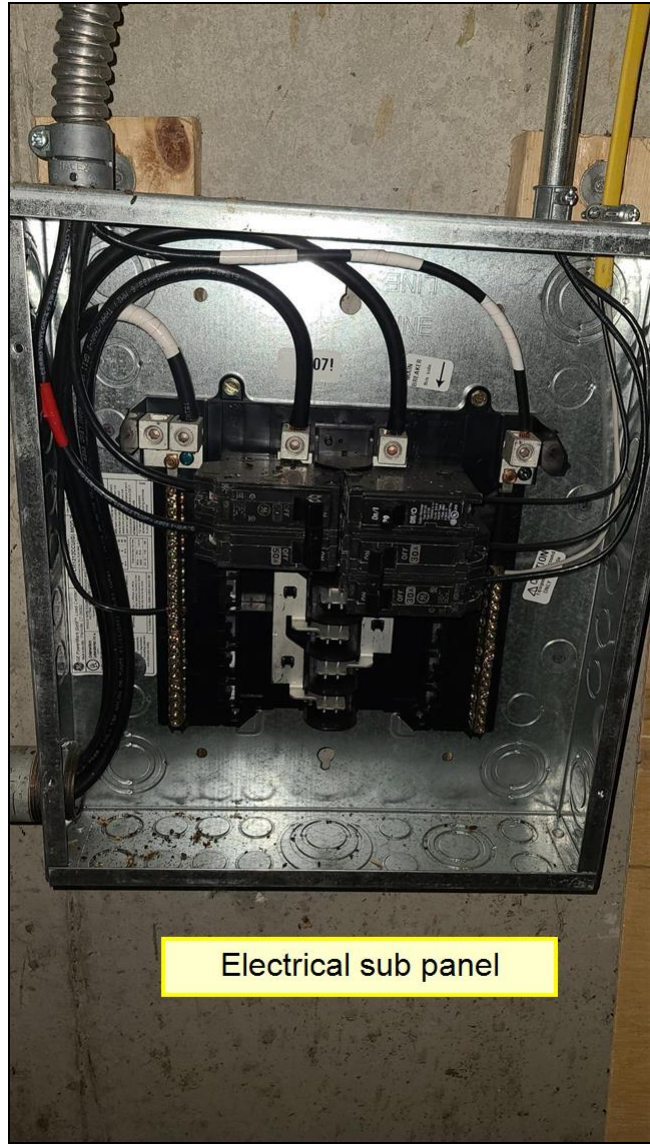
7.4 Item 1(Picture)

7.5 The main electric panel and the sub panel are located in the basement.

View: Electrical Panels

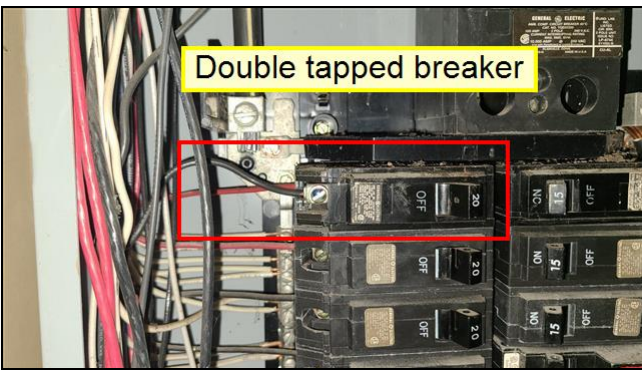


7.5 Item 1(Picture)

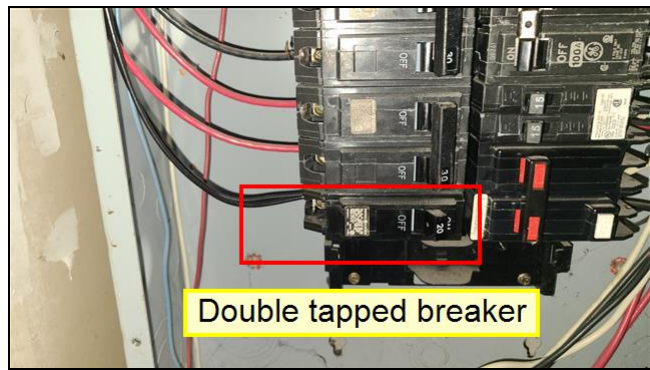


7.5 Item 2(Picture)

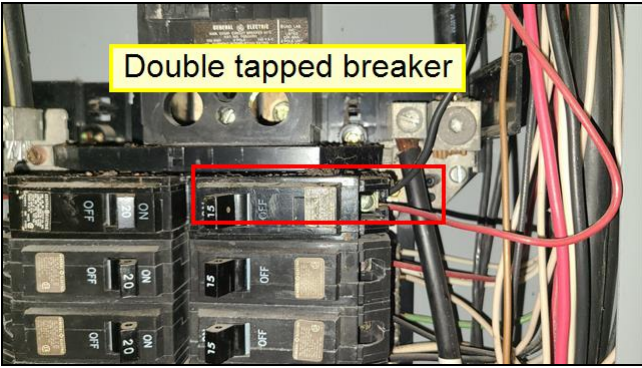
7.6 (1) There are three double tapplings of circuit breakers present in the main electric panel. Double tapping is when two wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapplings in electrical panel.



7.6 Item 1(Picture)

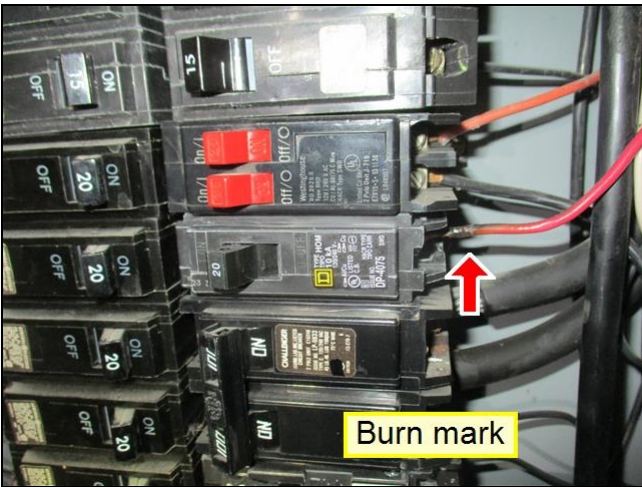


7.6 Item 2(Picture)



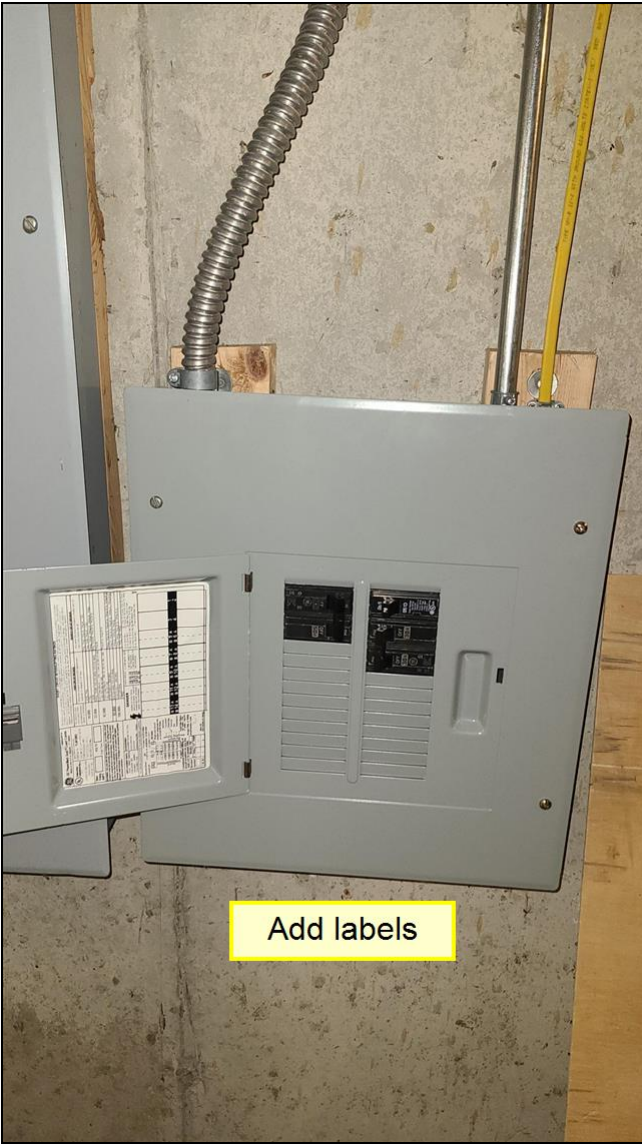
7.6 Item 3(Picture)

🏠 (2) Heat damage was observed on one of the branch electrical wires in the main electrical panel .If not corrected, further damage may occur. Contact a qualified electrician for further evaluation and correction.



7.6 Item 4(Picture)

(3) There were no labels on the sub electrical panel. I recommend correcting for safety reasons.



7.6 Item 5(Picture)

7.8 There were no smoke detectors located in the bedrooms. Modern building standards require smoke detectors to be located in each bedroom, at least 4 inches from ceiling/wall junction and no further than 12 inches away. Contact a qualified person to install smoke detectors in the bedrooms.


The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

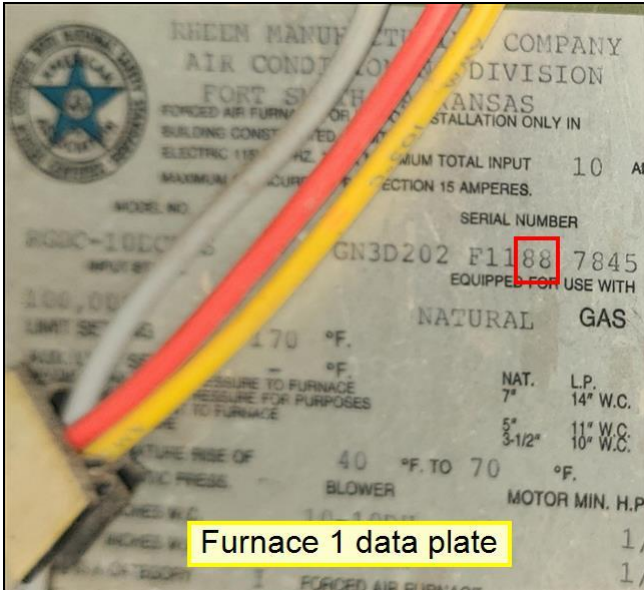
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	M	NP	RR	Styles & Materials
8.0	NORMAL OPERATING CONTROLS	•					Heat Type: Forced Air
8.1	AUTOMATIC SAFETY CONTROLS	•					Energy Source: Gas
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					Number of Heat Systems (excluding wood): Two
8.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Heat System Brand: RHEEM
8.4	HEATING EQUIPMENT					•	Ductwork: Non-insulated
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•					Filter Type: Disposable
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)					•	Filter Size: 16X25X4
8.7	GAS/LP FIRELOGS AND FIREPLACES	•					Types of Fireplaces: Gas/LP Log starter
8.8	COOLING AND AIR HANDLER EQUIPMENT	•					Operable Fireplaces: One
8.9	NORMAL OPERATING CONTROLS	•					Number of Woodstoves: None
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Cooling Equipment Type: Air conditioner unit
IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace		IN	NI	M	NP	RR	Central Air Manufacturer: RHEEM Guardian
							Number of AC Only Units: Two

Comments:

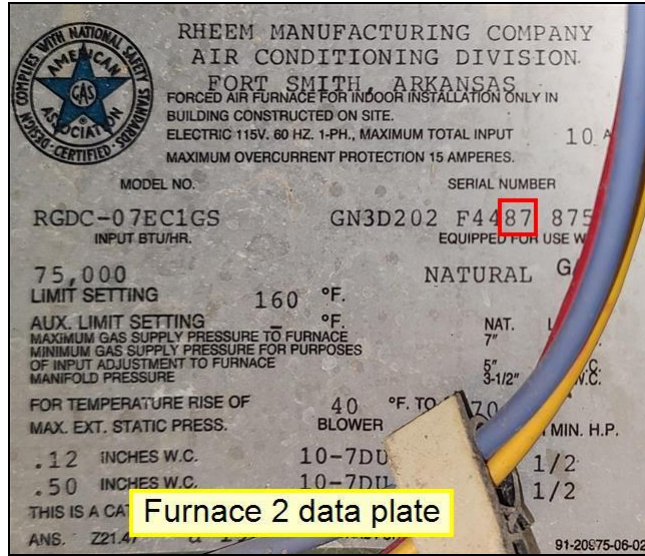
 **8.4 (1)** The furnaces were manufactured in 1987,1988. The national average for furnaces is 20 years. It is difficult to determine the remaining life of these units, but they are at the end of their expected life cycle. I recommend budgeting for replacement.

When both furnaces were turned on, a strong smoke smell was observed in the home. A cracked heat exchanger might be a possible cause. Contact a qualified HVAC professional for further evaluation of the furnaces



Furnace 1 data plate

8.4 Item 1(Picture)



Furnace 2 data plate

8.4 Item 2(Picture)

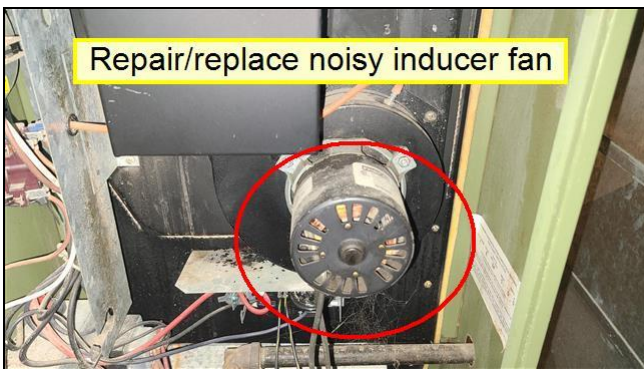


8.4 Item 3(Picture)



8.4 Item 4(Picture)

🏠 (2) The draft inducer motor was very noisy when the heat was operated. Service is needed. Contact a HVAC professional for correction and further evaluation of the furnace.



8.4 Item 5(Picture)



8.4 Item 6(Picture)

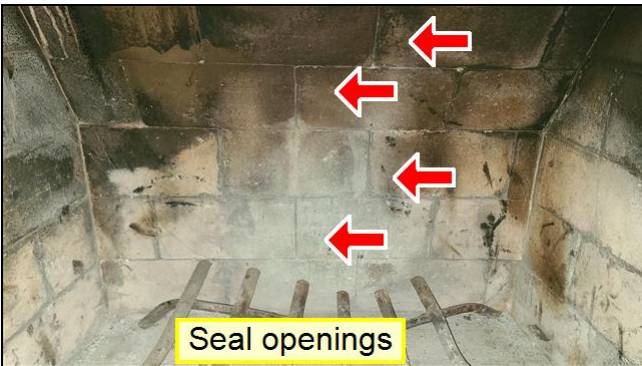
(3) I was unable to test the outbuilding heater as i was unable to find the thermostat controlling the heater. I recommend asking the seller for more details.



8.4 Item 7(Picture)

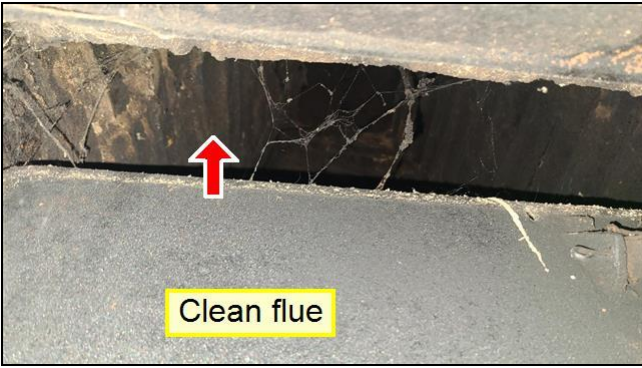
8.6 (1) I inspected the fireplace and flue, but it is impossible for me to view the entire system. I recommend contacting a chimney sweep to clean and further evaluate the condition of the fireplace and flue.

📌 (2) There are cracks in the firebox. The bricks and mortar are cracking. This can allow flame, smoke and fumes outside of the controlled burn area. If not corrected, further damage may occur. Contact a fireplace company or chimney sweep for correction and further evaluation.



8.6 Item 1(Picture)

(3) There is a creosote buildup on the fireplace flue. This can cause a chimney fire, so it should be removed immediately. Contact a chimney sweep, to clean the chimney.



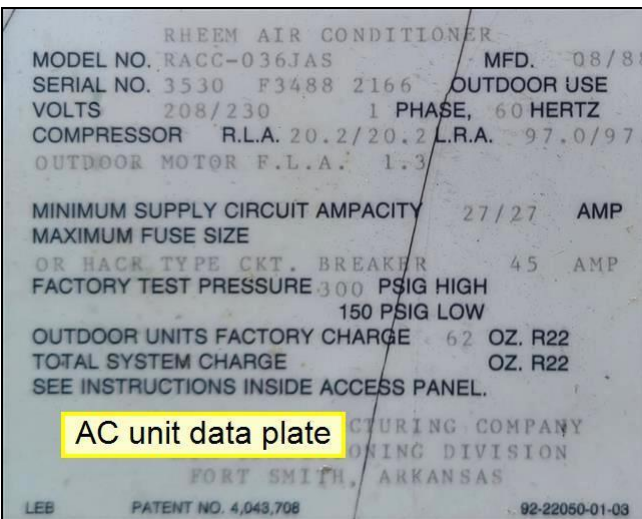
8.6 Item 2(Picture)

8.7 The vented gas fireplace worked properly at time of inspection. This is for your information.



8.7 Item 1(Picture)

8.8 (1) The Rheem air conditioner was manufactured in 1988. The average life expectancy in 15 years. It is difficult to determine how much longer this unit will last, but it is at the end of its' life expectancy. I recommend budgeting for replacement.



8.8 Item 2(Picture)

8.8 Item 1(Picture)

(2) The Guardian A/C unit is a 2013. This is for your information.

AC Data plate:

Model Number GCGD24S21S2XB
 Serial Number W1D3632167

Factory Charge: 0 lbs 0 oz
 *TOTAL CHARGE: lbs oz

Design Pressure: High Side - 278 PSIG, Low Side - 144 PSIG
 *INSTALLER: Mark per Installation Instructions
 For Outdoor Use Only

Unit - 208-230 V 1 PH 60 HZ
 Compressor - 208-230 V 1 PH 60 HZ 9.9 RLA 54 LRA
 Cooling Fan - 208-230 V 1 PH 60 HZ 0.8 FLA 1/8 HP
 Minimum Circuit Ampacity - 13.2
 Max Fuse Or Max CircuitBreaker: (H ICR Type per NEC) - 20

Note - This charging chart applies to units with orifice metered indoor coils. If installation is using TXV metered indoor coil - the charge must be weighed in. An approximate, nominal, Sub Cooling Value would be: 10-11 degrees F.

System Charged With Freon™ MO99 (R-438A)
 Questions: Call 1-844-773-CHEM or Freon.com
 Chemours™

Outdoor Ambient DB °F	64	66	68	70	72	74	76	78	80
65	54	58	63	67	72				
70	56	59	63	67	71				
75	55	59	63	66	70				
80	54	58	62	65	69				
85	52	55	59	63	67	71			
90	52	56	59	63	66	70			
95	52	56	59	62	66	69			
100	53	56	59	62	65				
105	51	54	57	59	62	65			
110	53	55	57	60	62	65			
115	54	56	58	60	62	64			
120	55	57	58	60	61				
125	55	56	57	58	59				

AC unit data plate

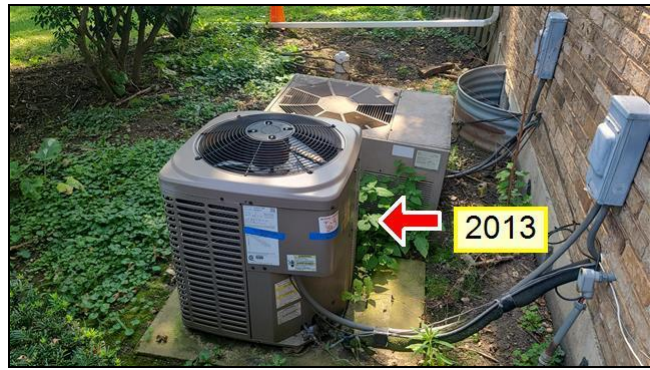
Improper indoor coil sizing or incorrect system charging can reduce system capacity and efficiency and may cause equipment damage.

AIR CONDITIONER Central Cooling

SAI®
 C US
 File: CSA HC 169849

AHRI CERTIFIED
 www.ahri.org
 Unitary small AC
 AHRI Standard 210/240
 Certification applies only when the complete system is listed with AHRI.

Johnson Controls Unitary Products, 5025 Park Drive, Norman, OK 73069
 Country of Origin: USA



8.8 Item 4(Picture)

8.8 Item 3(Picture)

🏠 (3) One of the air conditioning units is not properly leveled. It is important that the AC unit is properly leveled to prevent bearings from failing prematurely. Contact a qualified person to properly level the unit.



8.8 Item 5(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

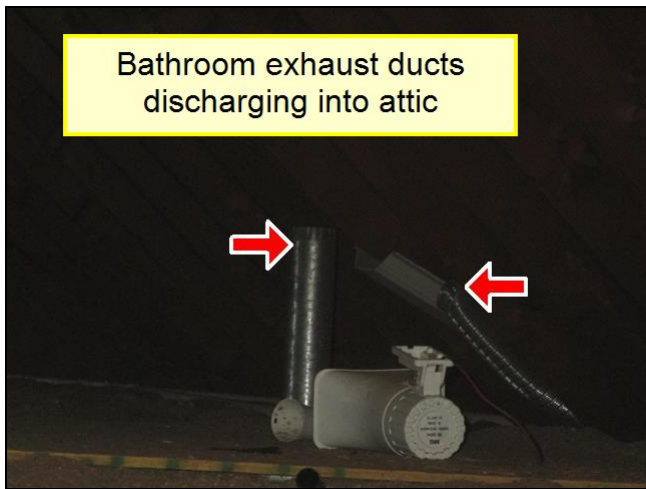
The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	M	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•					Attic Insulation: Blown Fiberglass Batt Cellulose
9.1	INSULATION UNDER FLOOR SYSTEM				•		Ventilation: Passive
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•					Exhaust Fans: Fan with light
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)					•	Dryer Power Source: Gas Connection
9.4	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					Dryer Vent: Flexible Vinyl
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)				•		Floor System Insulation: NONE

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

9.3 There are two bathroom exhaust fans that are discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to discharge the exhaust fans to the exterior of the home.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	M	NP	RR	Styles & Materials
10.0	DRYER	•					Dishwasher Brand: FRIGIDAIRE
10.1	WASHING MACHINE	•					Disposer Brand: NONE
10.2	RANGE HOOD	•					Exhaust/Range hood: VENTED
10.3	FOOD WASTE DISPOSER				•		Built in Microwave: FRIGIDAIRE
10.4	MICROWAVE COOKING EQUIPMENT	•					Refrigerator: FRIGIDAIRE
10.5	Refrigerator	•					Range/Oven: Energy Source: Gas FRIGIDAIRE
10.6	Stove/Oven	•					Washing Machine: Whirlpool
10.7	Dishwasher	•					Clothes Dryer: Whirlpool
10.8	Trash compactor				•		

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace **IN NI M NP RR**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



SafeCheck Home Inspection

Customer
Joe Smith

Address
16233 W Randell St
Manhattan IL 60442

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

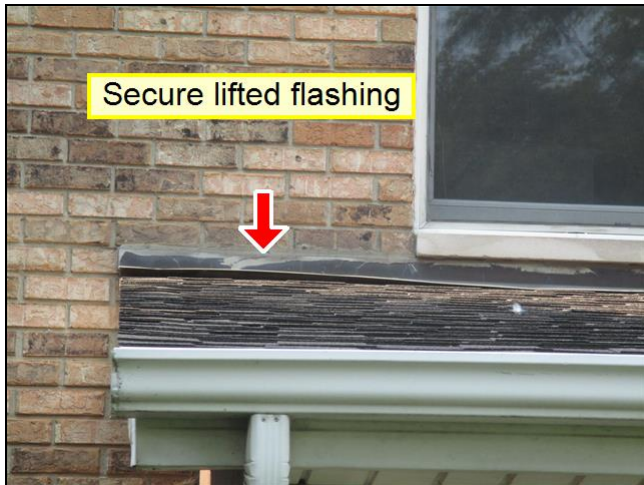
1. Roofing

1.0 FLASHINGS

Repair or Replace



Lifted flashing was observed on the front of the home. This occurs when nails push up the flashing, or they are not properly secured. If not secured, moisture may enter and damage home. Contact a qualified roofer for correction.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Roofing

Inspected



(3) A roof leak was observed in the attic of the outbuilding. The area was not wet at time of inspection. If not corrected, moisture related issues will develop and further damage will occur. Contact a qualified roofer for correction and further evaluation of the outbuilding roof.



1.1 Item 10(Picture)



1.1 Item 11(Picture)



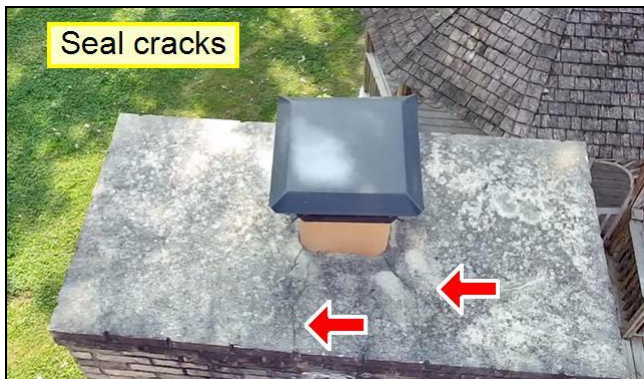
1.1 Item 12(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace



The chimney crown is cracking, and deteriorating. If not repaired, further damage will occur. Contact a qualified contractor to repair the chimney crown.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 Gutters, downspouts, and roof drainage system.

Repair or Replace



(1) The downspouts should be extended 6'-8' away from the home/outbuilding. This will prevent damage to the foundation, and water from entering the lower levels of the home. Contact a landscaping contractor to extend all downspouts away from home/outbuilding.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



(2) There are signs that the gutters are leaking at the seams in the outbuilding. There are water stains and rusting present. Contact a qualified contractor to repair leaking seams.



1.3 Item 4(Picture)

2. Exterior

2.0 WALL CLADDING, FLASHING AND TRIM

Maintenance



(2) Wood rot was observed on areas of the exterior of the home and outbuilding. If not corrected, further damage may occur. Contact a qualified contractor for further evaluation and repair. See pictures for details and locations.

NOTE: Possible mice entry.



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



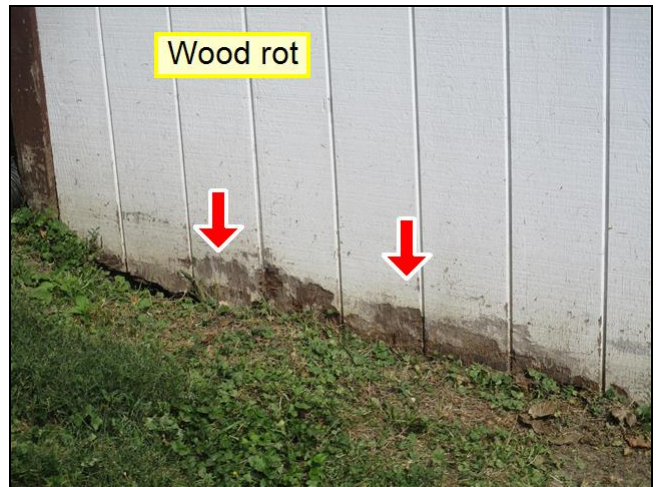
2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)

2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



(2) The grading is low on the side of the home. Low grading causes water to flow toward the home. The water can cause damage to the foundation or enter the basement. To correct the low grading, a landscaping company should be contacted to build up all low areas around the home.



2.1 Item 3(Picture)

2.2 DOORS (Exterior)

Repair or Replace



The entrance doors are double keyed. This means that a key is required to open the door from the outside and inside of the home. Modern fire safety standards do not allow double keyed locks on doors. In the event of an emergency exit from the home, a key is required to unlock the door. This is a safety issue that must be corrected. Replace double keyed locks on entrance doors.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



(1) The gazebo cedar shakes are showing damage and algae. If not repaired and maintained, leak may occur. Contact a qualified roofer for further evaluation.



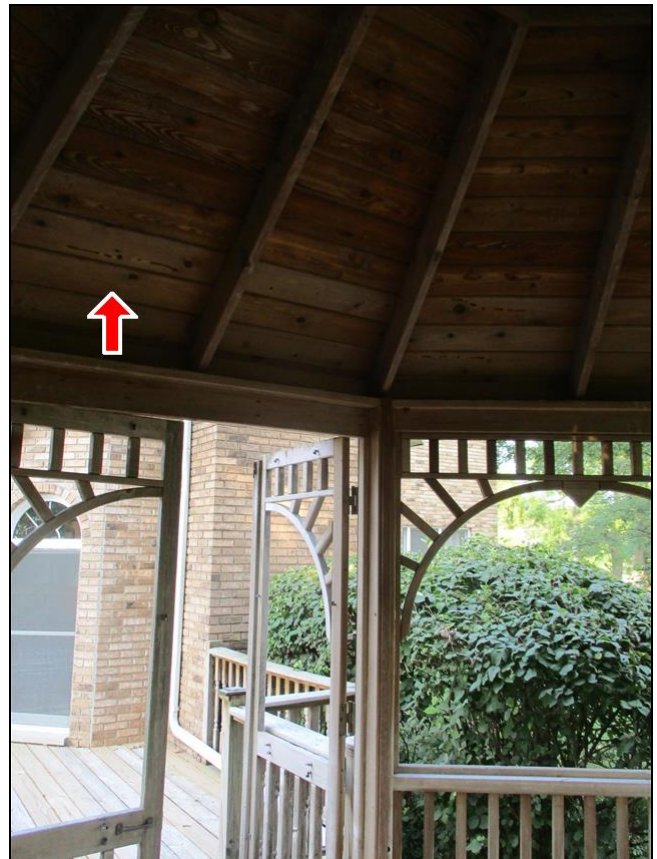
2.4 Item 1(Picture)



(2) Signs of wood destroying organisms (WDOs) were observed in the gazebo ceiling. If not treated, damage to the gazebo and structure may occur. Contact a pest abatement company for further evaluation and treatment options.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

3. Garage

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace



The occupant door to the garage, is not equipped with self closing hinges. Modern fire safety standards require the door between the home and garage, to have self closing hinges. Contact a qualified person to install self closing hinges on garage occupant door.



3.3 Item 1(Picture)

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected



The outbuilding garage door opener is not equipped with safety sensors that prevent injury to occupants or animals. The sensors should be located on the lower portion of the garage door or should have a safety push button or a pressure sensor, and are designed to reverse the direction of the door if someone is beneath. This is a safety code enforced by municipalities. Contact a garage door company for further evaluation.



3.5 Item 1(Picture)

4. Interiors

4.1 WALLS

Inspected



(2) The laundry chute is accessible to children and could allow a child to fall. I recommend a lock to protect or prevent children from accessing.



(3) Water damage and stains were observed in paneling under the windows in the office room. Contact a qualified contractor for further evaluation and repair.



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace



The staircase balusters are too far apart. Modern building standards require the opening to be 4" or less. When this home was built, this was not the requirement. This is a safety requirement to prevent children from falling through the openings. Contact a qualified contractor to install balusters that are 4" or less apart.



4.3 Item 1(Picture)

4.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



(1) There were several screens that were damaged. Municipalities and other agencies, require functioning screens on all windows. Contact a qualified contractor to repair all damaged screens.



4.4 Item 1(Picture)



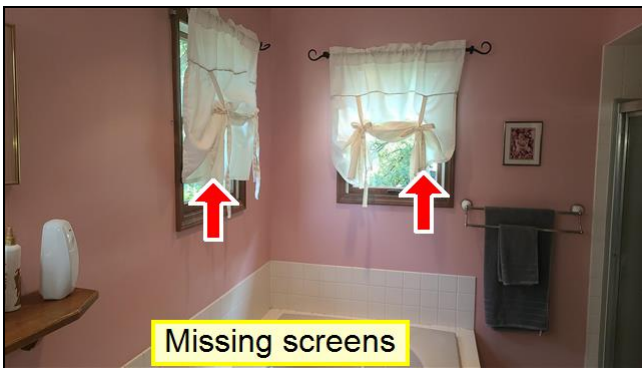
(2) There was one window with a defective window hand crank. The window will not open in its current condition. Contact a window repair company to repair the window hand crank.



4.4 Item 2(Picture)



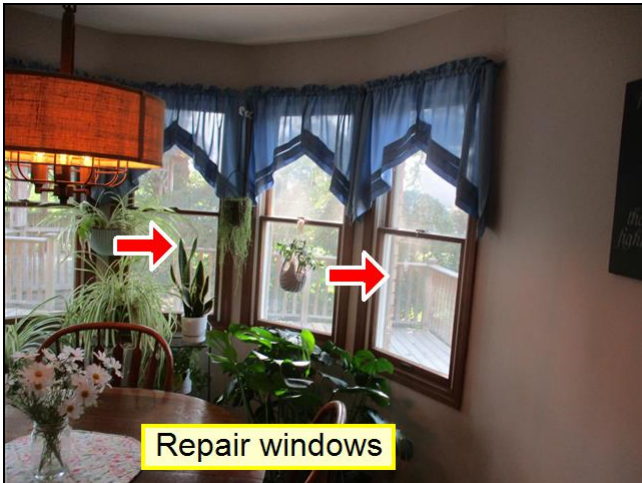
(3) There were several windows with missing screens. Screens are required by local municipalities and other agencies. It is possible that the home owner has the screens stored. I recommend asking home owner to have all screens installed by the final walk through. Check that all windows have screens when you do your final walk through.



4.4 Item 3(Picture)



(4) Several of the main level windows would not stay in the open position when opened. The windows slams shut, which could cause injury to occupants. Contact a window repair company to repair the windows.



4.4 Item 4(Picture)



4.4 Item 5(Picture)



(5) There were several windows with broken seals in the outbuilding. A window with a broken seal still operates as intended, but it loses insulation value. Contact a window replacement company to replace all glass with broken seals.



4.4 Item 6(Picture)



4.4 Item 7(Picture)

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



(2) There were several cracks in the basement foundation walls. This is not a structural issue, but cracks should be repaired to prevent further damage or water from entering. Contact a water proofing company to repair all cracks in basement foundation walls.

NOTE: Some of the cracks were not seeping water at the time of the inspection, but there are signs of water seepage. There are water stains and mineral deposits. Cracks may not seep water now, but WILL during heavy rains.

NOTE: The cracks that showed sign of seepage is the area that has low grading on the outside.



5.0 Item 2(Picture)



5.0 Item 3(Picture)



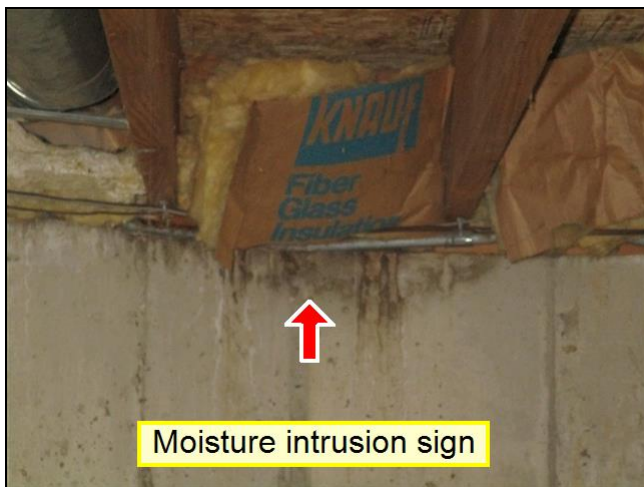
5.0 Item 4(Picture)



5.0 Item 5(Picture)



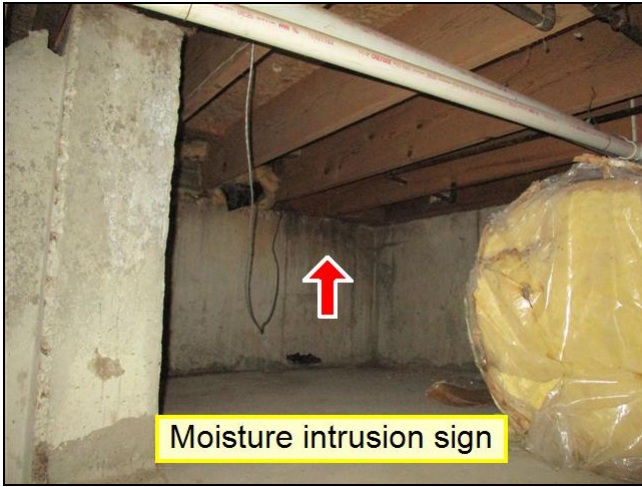
(3) Moisture appears to be entering the crawlspace between the foundation wall and the sill plate and through the fireplace cinder blocks at the rear of the home. If not corrected, moisture related issues and further damage may develop. Contact a waterproofing company for correction and further evaluation.



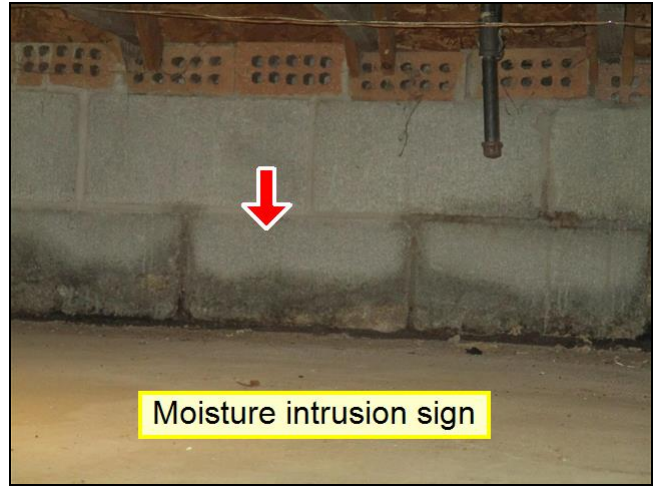
5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)



(4) Damage was observed on the corner of the foundation slab "Corner pop". This is not a structural issue, but the damage should be repaired to prevent further damage or water from entering. Contact a concrete repair company for further evaluation and repair.



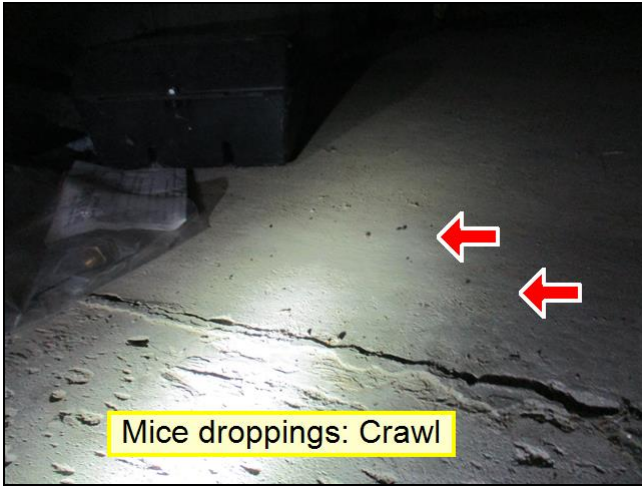
5.0 Item 11(Picture)



5.0 Item 12(Picture)



(5) There are signs of rodents entering the home. To properly correct this issue, any penetrations to the exterior should be sealed. Contact a pest control company for further evaluation.



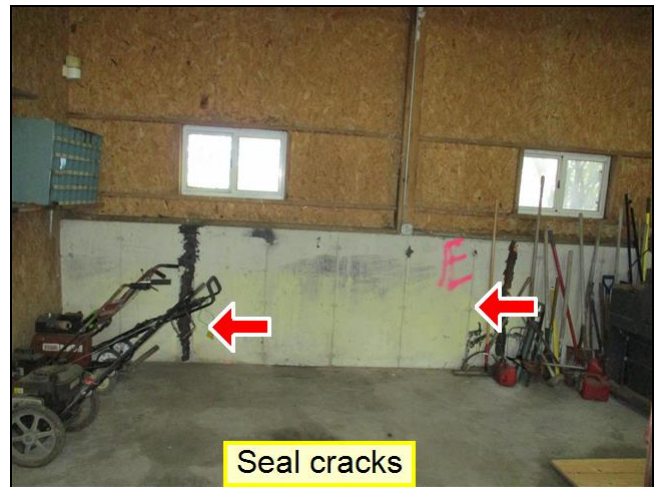
5.0 Item 13(Picture)



(6) There were several cracks in the outbuilding foundation walls. This is not a structural issue, but cracks should be repaired to prevent further damage or water from entering. Contact a waterproofing company to repair all cracks in outbuilding foundation walls.



5.0 Item 14(Picture)



5.0 Item 15(Picture)



5.0 Item 16(Picture)



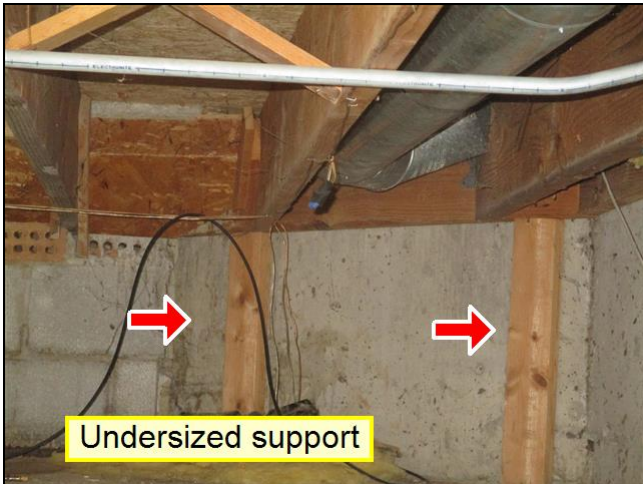
5.0 Item 17(Picture)

5.4 FLOORS (Structural)

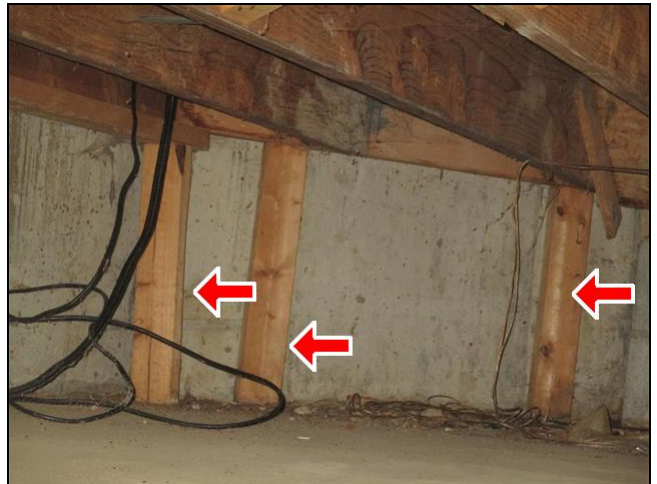
Repair or Replace



The fireplace room floor structure is supported using only 2X4 lumber (Undersized support) . I recommend contacting a framing contractor for further evaluation.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

6. Plumbing System

6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace



(3) There is no access panel for the whirlpool tub water pump. If the pump fails, the tile will need to be removed to access the pump. This comment was intended to inform you that there is no access panel.

The jetted tub did not function at time of inspection. Contact a qualified plumber for further evaluation.



6.0 Item 4(Picture)



(4) The well pressure tank is leaking into the basement floor. If not corrected, moisture related issues will develop. Contact a qualified plumber for further evaluation.

NOTE: The water might be from condensation.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

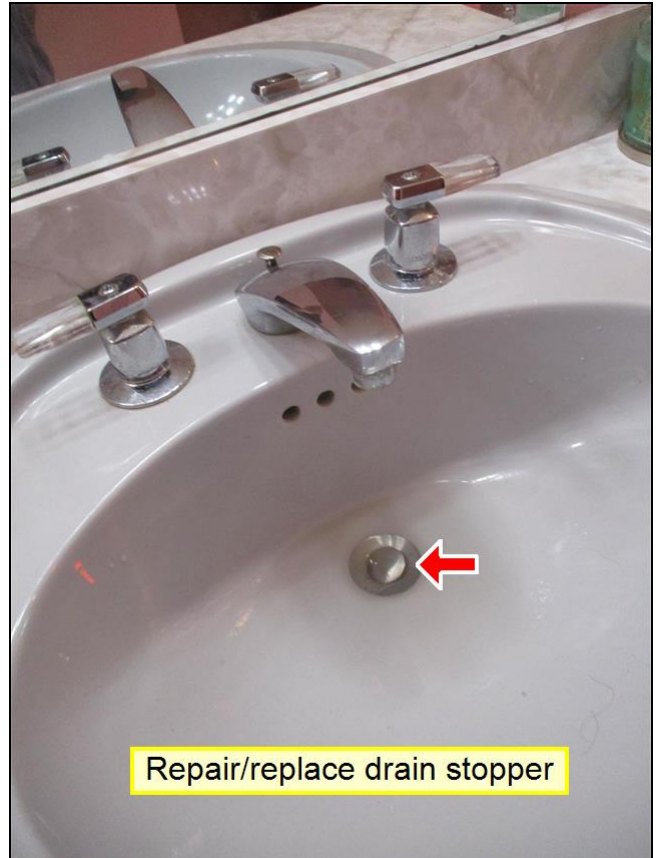
Inspected



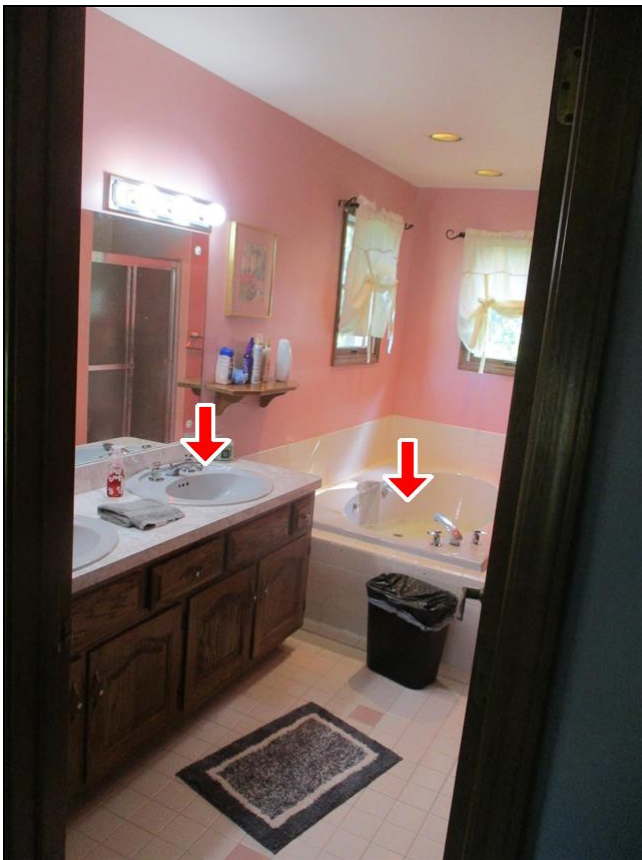
(2) The drain stoppers did not function at the master sink/jetted tub. Contact a qualified plumber to repair or replace the drain stoppers.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



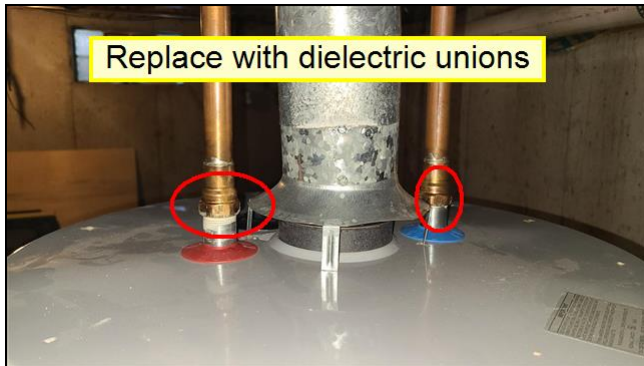
6.1 Item 3(Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected



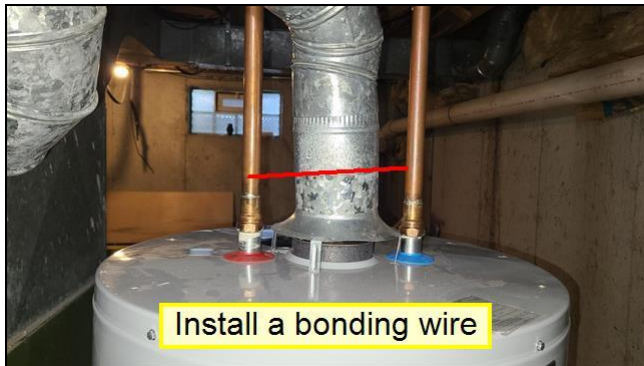
(3) The water piping to the water heater is connected without the use of dielectric connectors. Dielectric connectors are required whenever two dissimilar metals are connected together. Dielectric connectors prevent rusting caused by galvanic action. Contact a qualified person to install the dielectric connectors.



6.2 Item 3(Picture)



(4) There is no bonding wire present on the water heater. A bonding wire is required to prevent the electrolysis that can occur when dissimilar metals are joined together. The bonding wire is intended to allow that faint current between the water pipes to bypass the copper-to-steel fittings and thereby prevent corrosion caused by electrolysis. Contact a qualified person to install a bonding wire.



6.2 Item 4(Picture)

6.6 EJECTOR PUMP

Repair or Replace



Modern building standards require ejector pits to have a sealed cover. Contact a qualified person to install a sealed cover on the ejector pit.



6.6 Item 1(Picture)

7. Electrical System

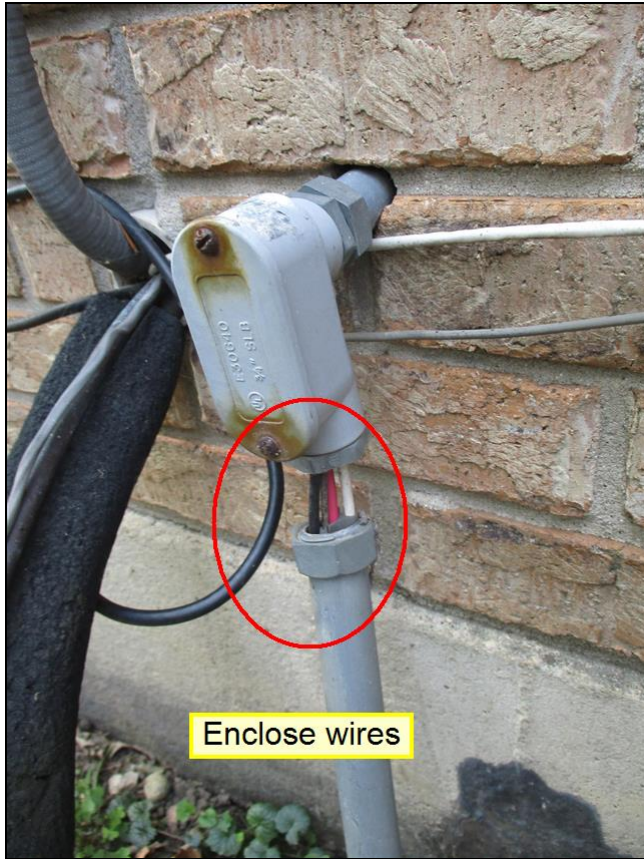
7.2

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



(1) Exposed electrical wires were observed on the exterior by the AC unit. If not enclosed, injury to occupants may occur or water may cause damage. Contact a qualified electrician for correction.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



(2) The gazebo ceiling fan electrical switches were difficult to operate. Contact a qualified electrician for further evaluation.



7.2 Item 3(Picture)



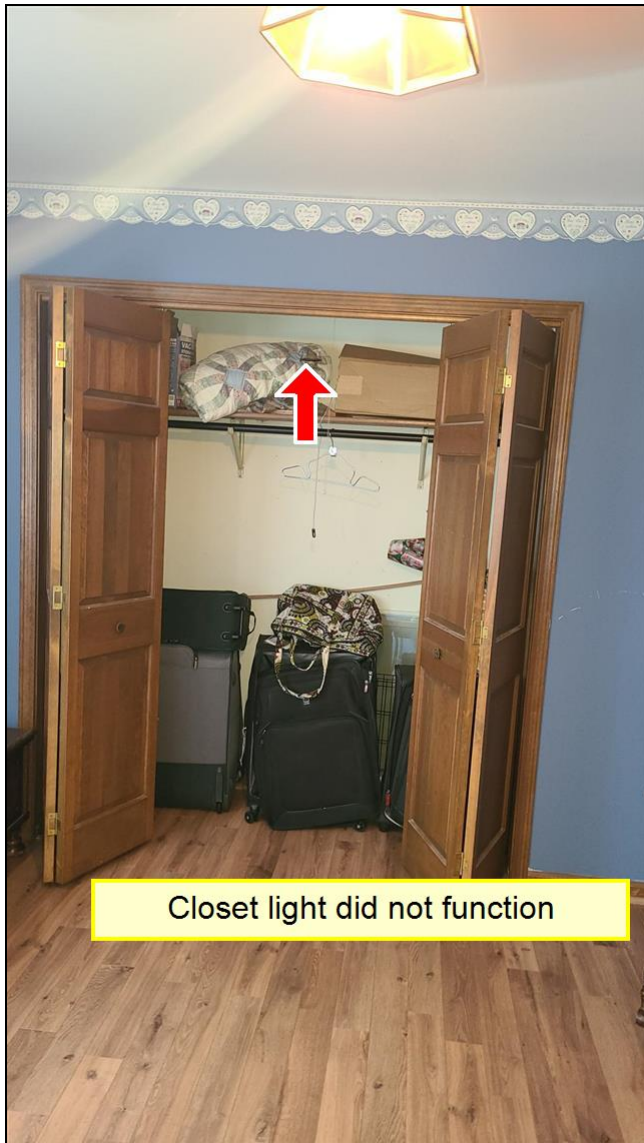
(3) There were several lights that did not function. It may be burnt out light bulbs, or defective light fixtures. I recommend having the home owner replace all burnt out light bulbs so that you can check them when you do your final walk-through.



7.2 Item 4(Picture)



7.2 Item 5(Picture)



7.2 Item 6(Picture)



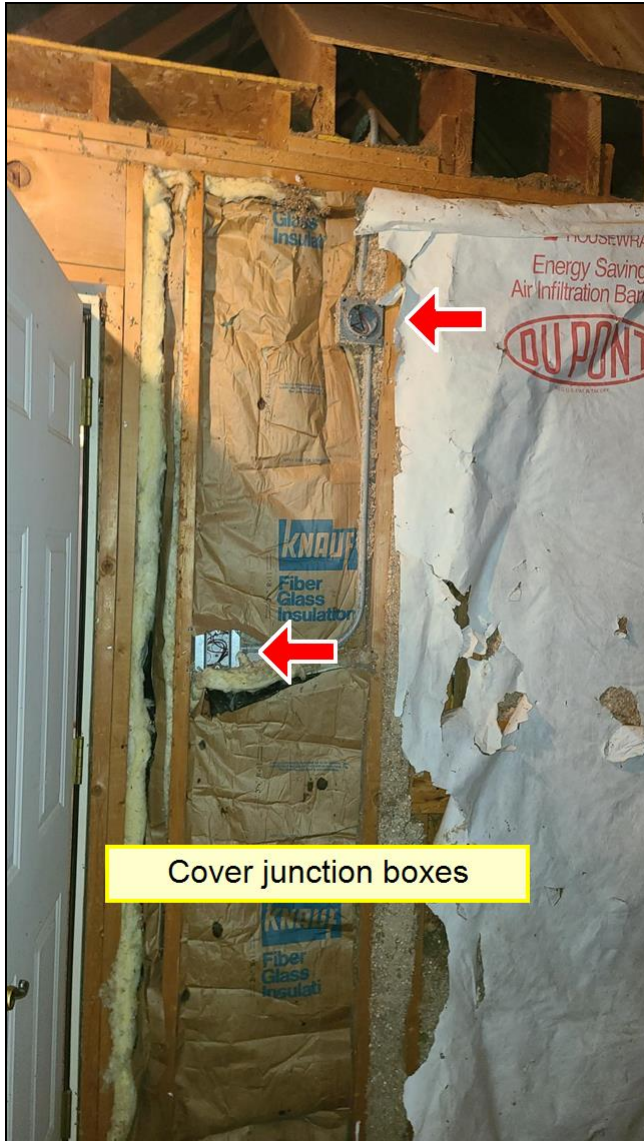
(4) Modern fire safety standards require closet light bulbs to be covered by a protective globe or other type of cover. This is to prevent the hot light bulb from contacting clothing and starting a fire. I recommend installing globe type light fixtures in all closets.



7.2 Item 7(Picture)




(5) There were two open junction boxes in the attic of the home. Open junction boxes are a safety hazard because the wires are exposed to the occupants. Contact a qualified person to install a cover on the open junction box.



7.2 Item 8(Picture)

7.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

 The outbuilding electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in the outbuilding. Modern standards require GFCI outlets in the outbuilding. I recommend updating electrical outlets in outbuilding to GFCI type outlets.



7.3 Item 1(Picture)

7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace



The exterior rear GFCI (ground fault circuit interrupted) electrical outlet did not trip when tested. This is an important safety device that must be operational. Contact a qualified person to replace the outlet.



Replace faulty GFCI outlet

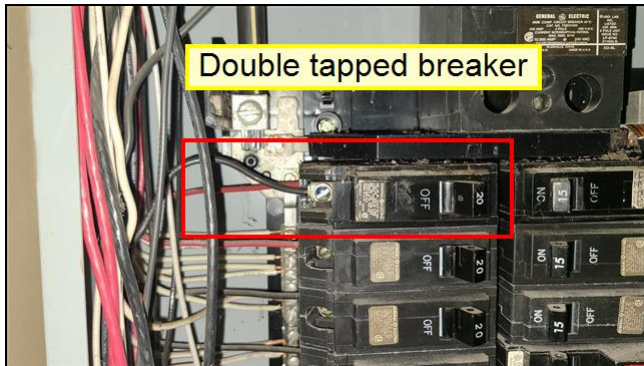
7.4 Item 1(Picture)

7.6 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

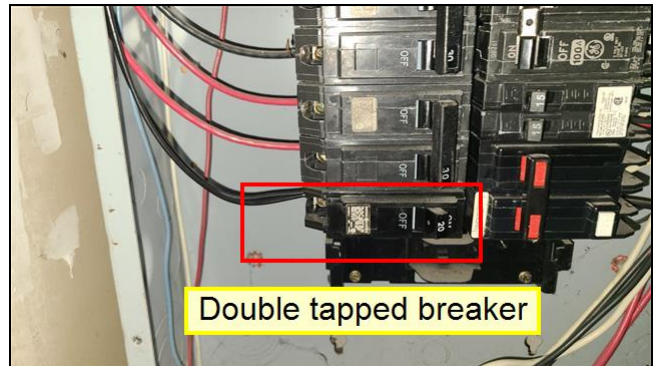


(1) There are three double tapplings of circuit breakers present in the main electric panel. Double tapping is when two wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapplings in electrical panel.



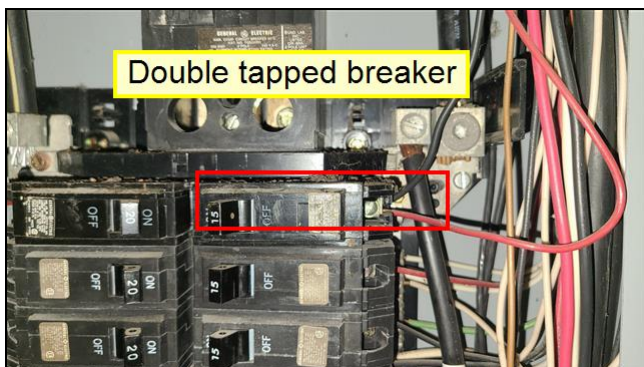
Double tapped breaker

7.6 Item 1(Picture)



Double tapped breaker

7.6 Item 2(Picture)

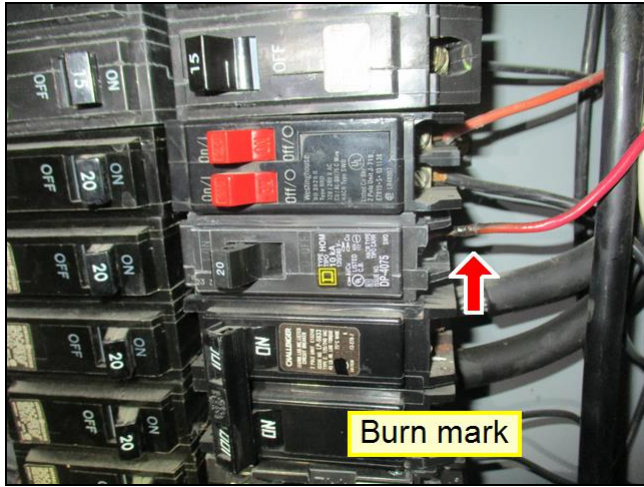


Double tapped breaker

7.6 Item 3(Picture)



(2) Heat damage was observed on one of the branch electrical wires in the main electrical panel .If not corrected, further damage may occur. Contact a qualified electrician for further evaluation and correction.



7.6 Item 4(Picture)

7.8 SMOKE DETECTORS

Repair or Replace



There were no smoke detectors located in the bedrooms. Modern building standards require smoke detectors to be located in each bedroom, at least 4 inches from ceiling/wall junction and no further than 12 inches away. Contact a qualified person to install smoke detectors in the bedrooms.

8. Heating / Central Air Conditioning

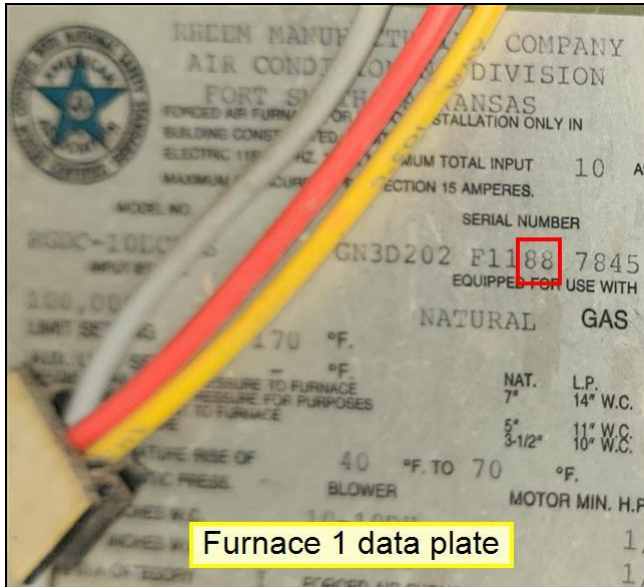
8.4 HEATING EQUIPMENT

Repair or Replace



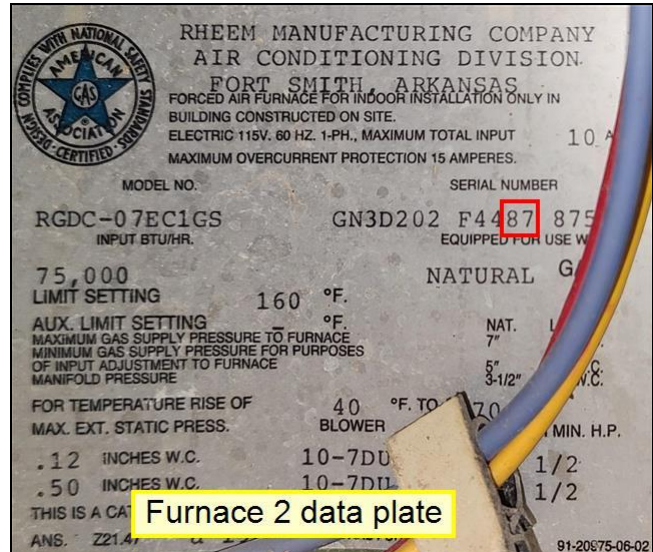
(1) The furnaces were manufactured in 1987,1988. The national average for furnaces is 20 years. It is difficult to determine the remaining life of these units, but they are at the end of their expected life cycle. I recommend budgeting for replacement.

When both furnaces were turned on, a strong smoke smell was observed in the home. A cracked heat exchanger might be a possible cause. Contact a qualified HVAC professional for further evaluation of the furnaces



Furnace 1 data plate

8.4 Item 1(Picture)



Furnace 2 data plate

8.4 Item 2(Picture)



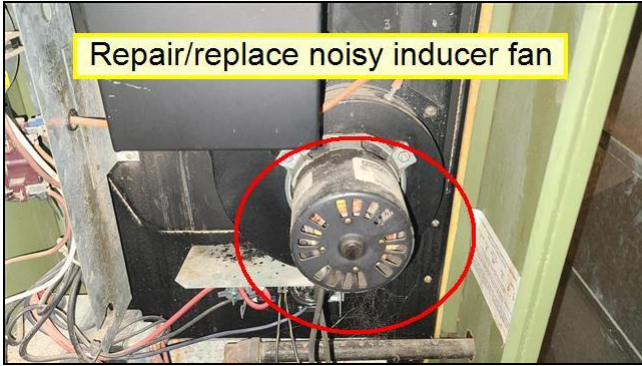
8.4 Item 3(Picture)



8.4 Item 4(Picture)



(2) The draft inducer motor was very noisy when the heat was operated. Service is needed. Contact a HVAC professional for correction and further evaluation of the furnace.



8.4 Item 5(Picture)



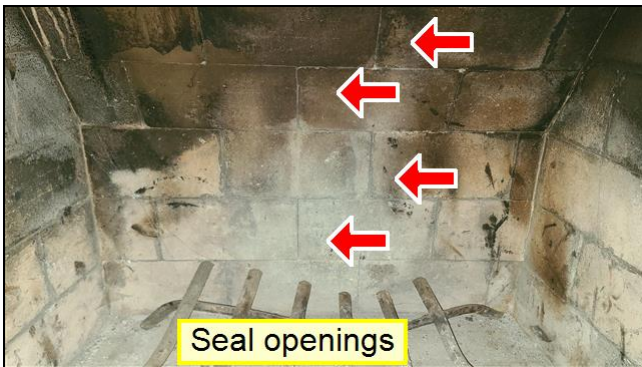
8.4 Item 6(Picture)

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace



(2) There are cracks in the firebox. The bricks and mortar are cracking. This can allow flame, smoke and fumes outside of the controlled burn area. If not corrected, further damage may occur. Contact a fireplace company or chimney sweep for correction and further evaluation.



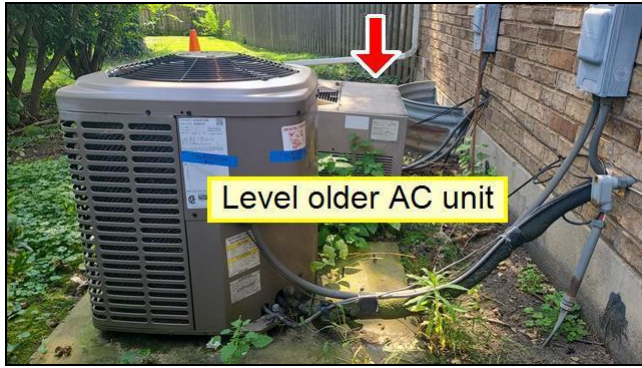
8.6 Item 1(Picture)

8.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected



(3) One of the air conditioning units is not properly leveled. It is important that the AC unit is properly leveled to prevent bearings from failing prematurely. Contact a qualified person to properly level the unit.



8.8 Item 5(Picture)

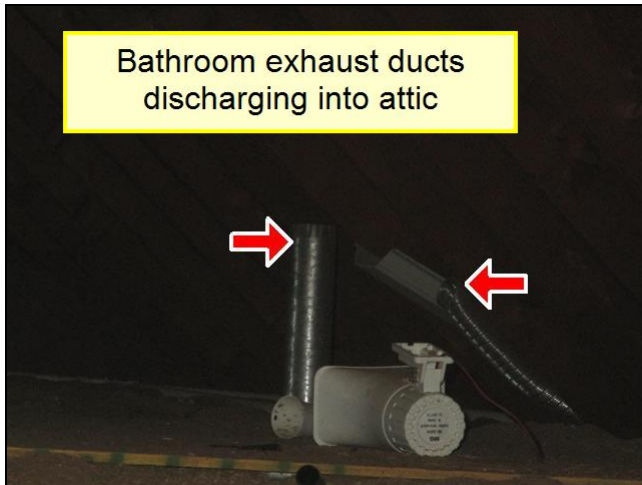
9. Insulation and Ventilation

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace



There are two bathroom exhaust fans that are discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to discharge the exhaust fans to the exterior of the home.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bassam(Sam) Yasen

Maintenance Summary



SafeCheck Home Inspection

Customer
Joe Smith

Address
16233 W Randell St
Manhattan IL 60442

2. Exterior

2.0 WALL CLADDING, FLASHING AND TRIM

Maintenance

(1) There are trees and bushes in contact with the home. They should be trimmed or removed to prevent damage to the home. Contact a landscaping company to trim or remove all bushes and trees that are located too close to the home.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

(1) The brick paver patio needs repair. Brick paver patios need periodic repair and maintenance to prevent damage. The algae must be removed from the joints, the brick power washed, new sand applied, and a new protective coating applied. Contact a landscaping company to perform this repair.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.3 WINDOWS

Maintenance

The caulk is failing on several of the exterior windows. If not replaced, water may penetrate into the home. Contact a qualified contractor to remove all old caulk and apply new.

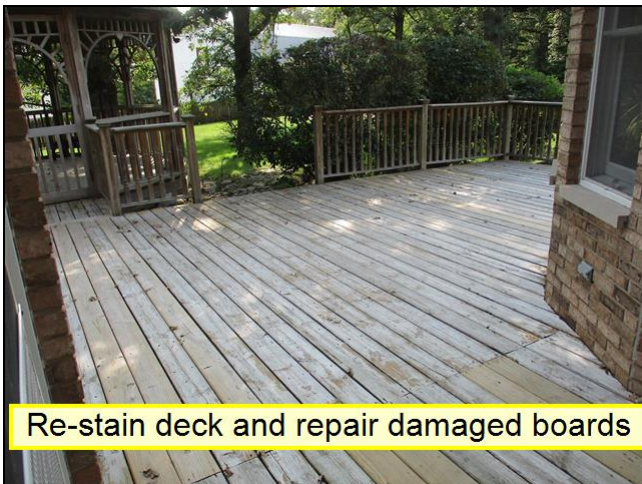


2.3 Item 1(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(3) The deck wood needs maintenance. I recommend re-staining the wood to prevent damage. Contact a qualified contractor to do so.



2.4 Item 4(Picture)

2.5 OTHER

Inspected

(2) Vegetation was observed in the rear window well. Vegetation can attract pests or clog the window well drain. Contact a qualified person to remove the vegetation from the window well.

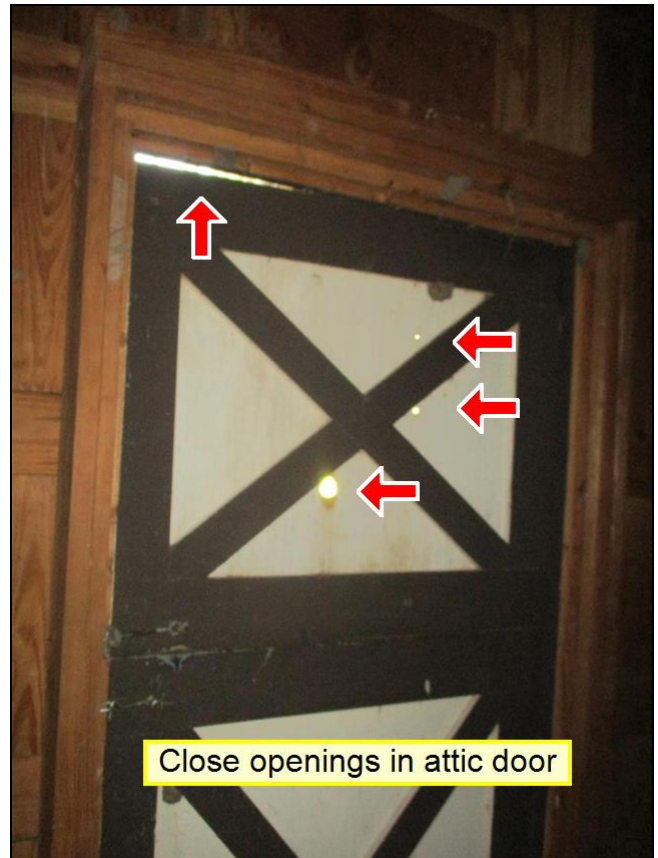


2.5 Item 2(Picture)

(3) There are wasp nests in the attic of the outbuilding. Wasps can cause injury to occupants. I recommend contacting an exterminating company to remove all wasp nests.



2.5 Item 3(Picture)



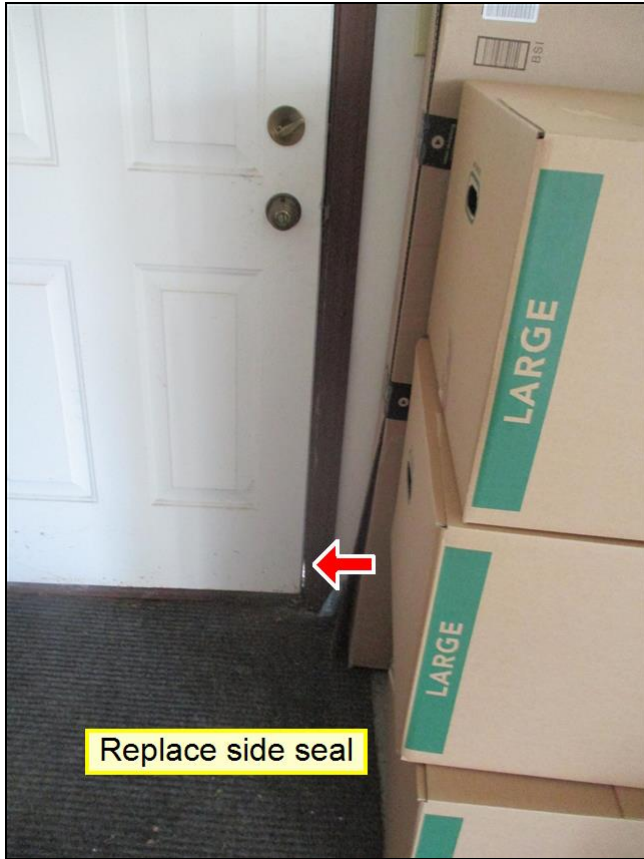
2.5 Item 4(Picture)

3. Garage

3.2 GARAGE DOOR (S)

Inspected

There is a gap on the side of the garage man door. If not sealed, insects, water, etc., may enter garage. Contact a qualified contractor for correction.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.4 GARAGE FLOOR

Maintenance

There were some cracks in the garage floor. These cracks are normal, but I recommend repair to prevent further damage. The cracks can be repaired with caulk or any other patching type material.



3.4 Item 1(Picture)

6. Plumbing System

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

(2) The hot water was dirty when operated from fixtures. This is an indication that sediment is building up inside the tank. I recommend draining some sediment from the bottom of the tank. There is a water spigot present for this purpose. I also recommend installing an in-line filter.



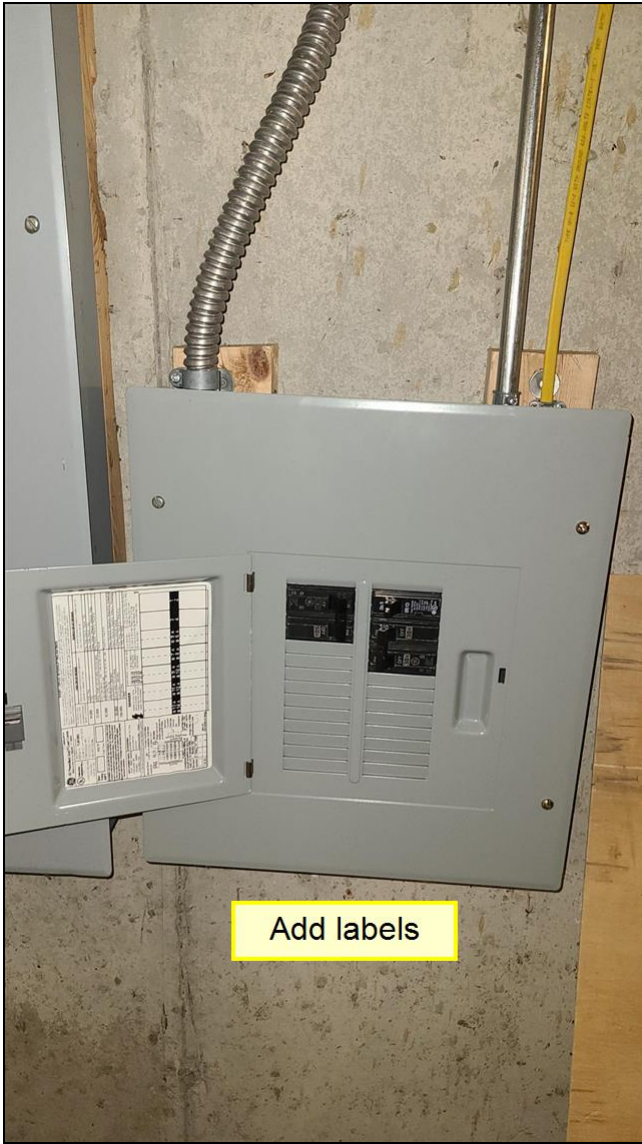
6.2 Item 2(Picture)

7. Electrical System

7.6 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

(3) There were no labels on the sub electrical panel. I recommend correcting for safety reasons.



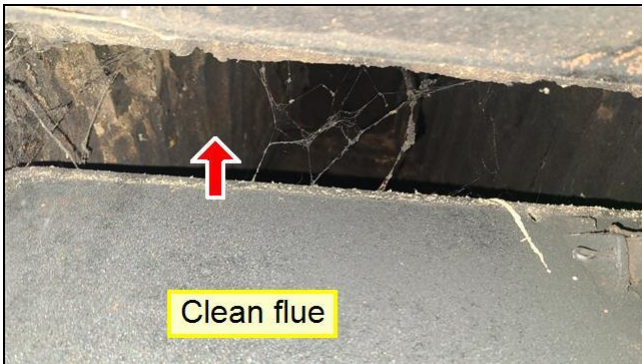
7.6 Item 5(Picture)

8. Heating / Central Air Conditioning

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

(3) There is a creosote buildup on the fireplace flue. This can cause a chimney fire, so it should be removed immediately. Contact a chimney sweep, to clean the chimney.



8.6 Item 2(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bassam(Sam) Yasen

INVOICE



SafeCheck Home Inspection

Inspection Date: 9/11/2024
Report ID: 20240911-16015-W-Baker-Rd

Inspected By: Bassam(Sam) Yasen

Customer Info:	Inspection Property:
Joe Smith Customer's Real Estate Professional:	16233 W Randell St Manhattan IL 60442

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Home Inspection - 3,000 - 3,499 sq. ft.	525.00	1	525.00
Outbuilding Inspection	50.00	1	50.00
Finished Basement	50.00	1	50.00
Radon Test	200.00	1	200.00

Tax \$0.00

Total Price \$825.00

Payment Method:

Payment Status:

Note:



SafeCheck Home Inspection

Bassam(Sam) Yasen



Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.