

Kurt Mitenbuler & Associates, Inc.

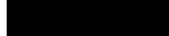
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Inspection Report prepared for:



Chicago, IL 60618

Property Inspection location:



Crystal Lake, IL



Kurt Mitenbuler

IL lic. #450.0000220 expires 11.30.09

Company Representative/Inspector

Date Ordered:	Jan 8, 2009			
Inspection Date:	Jan 24, 2009			
Inspection Time:	10:00 AM			
House/Building Type:	Single family wood frame/2 story			
Approx. Age:	10-15			
Payment Record	Amount	1/8/09	\$450.00	Balance \$0.00
	Payment	1/24/09	-\$450.00	
People Present at Inspection:	Weather /Temp. & Conditions			
Buyer	10-15 Degrees Fahrenheit Clear Snow on grounds Snow on roof			

Understanding the Report

To allow you to get right at the most important information, the report is divided into two main categories, Concerns and Descriptions.

Concerns is the summary list of major considerations. The items in Concerns are not listed on a priority or cost of repair basis. Knowing all my customers priorities, or all the costs of repair, is impossible within the limited time frame of the inspection.

Concerns are listed in the same order as the systems in the Descriptions section. Each item in the Concerns section is numbered. The numbers allow several people reviewing the report to know they are all discussing the same item.

Concerns are broken into 3 categories:

- 1) **Major Concerns:** These items need your attention. They are described as major or minor. Major concerns are those that likely cost more than \$250 to repair. Some of the Major Concerns are Safety related; these items will be described as Safety Concerns.
- 2) **Investigate Further:** These are items that need additional inspection or analysis by an appropriate expert or tradesperson.
- 3) **FYI / For Your Information:** This category may or may not have items listed; they are not necessarily defects. These are items that are interesting or specific to the property, and are often general suggestions or recommendations.

Each of the categories has an accompanying icon. The icons are a visual tool for identifying the category of Concern in the report. The icons are shown at the bottom of this page.

On the following page, there is a general Summary Comment. Following that, there is a list of items that were not inspected. **If you think that I should have inspected any of these items, you should call me immediately to discuss it.**

At the bottom of the following page is a list of conditions that restricted access or prevented a complete inspection of the property.

The Descriptions section of the report follows the Concerns section. This section describes all the materials, components, and their locations. If you want to know, say, the brand name and size of the water heater, or the type of roofing material, that information will be in the Descriptions section.

Read through the entire report, and if you have any questions regarding any of the comments, call me now, or a year from now. My service to you does not end w/this report.



Major defect or concern that needs your attention.



These items need additional inspection and analysis by an appropriate expert of tradesperson.



Not necessarily defects, but general information or useful suggestions about the property.

[REDACTED]

The property has defects or conditions that should be repaired, or reviewed by appropriate contractors to determine the best action for correction.

Read the report & review all the comments, then have appropriate contractors re-inspect the noted conditions & provide specifications for repair or correction, and the approximate cost.

Understand, this report is not a detailed encyclopedia of all the ramifications of every material, condition, or defect in the home; it is only a brief visual review intended to alert you to possible concerns.

If you have any questions whatsoever, do not hesitate to call me at anytime, now, or a year from now.

THE FOLLOWING ITEMS WERE NOT INSPECTED, they are outside the scope of the report.

- The foundation & structural supports were barely accessible; these components were barely visible.
- No inspection AC function; temperatures too cold to test AC system (<60deg. F)
- No specific inspection for asbestos, lead paint, radon, buried tanks, or mold.
- No roof inspection; the roof was completely snow covered & inaccessible for inspection.
- No inspection of phone, alarm, cable, intercom, or low voltage wiring systems.
- The plumbing system was not inspected the water was shut off.

The following conditions restricted access or prevented complete inspection

- The basement is partially finished; access to the foundation & supports was severely restricted.
- It was too cold to test AC (<60F); testing the AC in cold weather can damage the components.
- The water was shut off. There was no plumbing system inspection.
- Snow cover on roof prevented complete roof inspection or access; reinspect the roof after the snow has melted.
- Snow on grounds & site prevented inspection of site; reinspect the site after the snow has melted.



MAJOR CONCERNS

Garage

1 The garage overhead door electric eyes are set too high off the floor. The sensors prevent the door from closing on small children. The mfg. states they should be between 6" and 8", so children cannot get under them.



Adjust the door opener electric eyes to 6".

Garage

2 The garage door opener outlet at the east door runs into the attic with an extension cord.



There should an outlet installed for the garage door opener so you don't have to run an extension cord into the attic.



Deck / Porch

3 There is no visible or apparent flashing @ the rear deck ledger board; this will allow water to leak behind the ledger board and cause the ledger connection to fail. Ledger boards are the most common cause of deck failures; you should install flashing over the ledger board.





Deck / Porch

4 The rear porch stairs are not secured to the deck structure satisfactorily. Finish nailing and securing the stairs to the structure with additional brackets and reinforcement.



In addition, the brackets that are in place use screws for securing the hardware; screws are not normally approved for this use. You should only use mfg. approved fasteners for securing reinforcement brackets.





Sidewall

5 The sliding door thermopane is "fogged"; this means the thermopane seal is broken & moisture is condensing between the panes. You should replace the sliding door thermopanes, or better yet, replace the doors.



The 2nd fl. NEBR window thermopane is "fogged", same as the previous comment. The pane should be replaced.

Basically, this sort of cheap vinyl window starts getting a lot of failed thermopanes around 10 years old, which is the age of these windows. You should plan on various window thermpanes failing in the coming years.



Sidewall

6 There is minor damage to a couple pieces of siding on the west side of the house; repair the damaged siding.



Sidewall

- 7 The front entry door has been mangled by a forced entry. The door should be replaced, as the panels are deadbolts are compromised and may not provide sufficient security.



Electrical

- 8 There are too few GFCI safety outlets in the house. They are not installed in all the locations where they should be.



Most people would recognize these outlets as the ones in bathrooms w/the little “test” and “reset” buttons. These devices protect individuals against shock or electrocution caused by ground faults. In new construction regulated by the 2008 National Electrical Code, ground fault devices are required for outlets @ **any exterior locations, all kitchen countertops, all bathroom wall and countertop receptacles, laundry rooms, wet bars, utility room, all garage outlets including the outlet for the opener, unfinished bsmt's. and crawlspaces (including outlets for sump pumps and ejector systems), jetted “jacuzzi” tubs, pool or spa equipment, any within 6' for any sink in a powder room, laundry, or utility room.**

I realize this is considered excessive by some people. While GFCI devices are not necessarily required to be retrofit into existing homes built before the new electrical code required them, safety hazards do not respect calendar dates. For this reason, I recommend you install GFCI devices in the locations described above in any home you are occupying.

The devices should be tested every 30 days to determine if they are working. If the devices don't trip, or if the device doesn't reset, you should replace them immediately. The newest devices have improved testing capabilities, and are vastly improved over the older original devices. I recommend installing these new devices in any older home w/existing GFI's.



Electrical

- 9 There is an open junction box in the garage attic. The wires are exposed. The wires should be secured in the junction box, and a cover installed.



Electrical

- 10 The kitchen sink GFCI kept tripping accidentally. The device may be defective. Replace the device.



Plumbing

- 11 There is an open, uncapped gas line in the garage. This open line should be capped to prevent accidental opening of the valve which would flood the garage with explosive gas.





Plumbing

- 12 There are no battery backups or alarms for the bsmt. sumps & ejector system; in the event of a power outage or pump failure, the sumps will backup & flood the bsmt. You should install battery backups and alarms for the bsmt. sump & ejector systems.



Plumbing

- 13 The water heater is very old and past it's normal lifespan. If it fails, it will leak and flood the property. You should install a new water heater, the sooner the better.



Plumbing

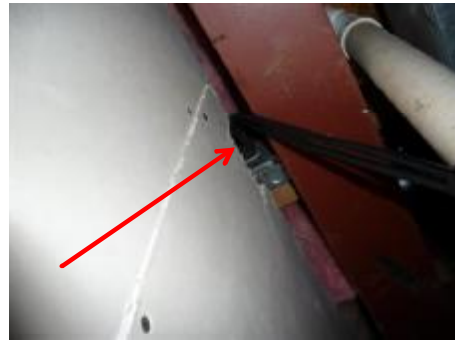
- 14 The hot tub/spa @ the rear yard is not functional. It was abandoned, and it looks like it wasn't winterized. IOW, it's probably junk. Remove it from the site.





Plumbing

15 The ejector pump wiring is improperly/dangerously spliced, in addition to having the outlet very inconveniently located. Replace the cord wiring or otherwise repair the splices.



Structural

16 There are mouse nests (at least 2) in the bsmt. It looks like they're entering @ the SE corner of the bsmt.



You should seal up the opening(s) that allow the mice in, clear out the nests, and treat the area against future infestation.





Structural

17 There are minimal squash blocks under the bearing walls over the main beam in the bsmt. The lack of squash blocks can cause settlement.



A single block is often approved, but double blocks on either side of the joists is preferable. Install additional blocks as necessary to provide support.



Interior

18 The fireplace gas igniter pipe is not sealed where it enters the firebox; this could allow combustion gas or fire to enter the sidewall & cause a house fire. Seal the gas pipe @ the firebox penetration.



Interior

19 The kitchen sink garbage disposer doesn't work; the motor is seized. I tried to unjam it the device. Replace the disposer.





Interior

- 20** The laundry dryer vent is plastic foil; this material has been shown in several studies to be a fire hazard. Replace the vent duct w/smooth walled metallic ducting.



This has become very common, even w/well documented problems w/the foil type vents. You might want to review the information @ this site....

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>



Interior

- 21** The washer isn't installed on a drain pan; if the washer leaks, it will flood the house. You should install a drain pan under the washer & connect it to a drain.





Interior

- 22 Beginning January 1, 2007, Illinois State Law requires that Carbon Monoxide Detectors be placed in every residence. According to the new law, one detector must be placed within 15 feet of every room used for sleeping purposes. You should install new CO detectors within 15' of any room intended to be used as sleeping quarters.



Current NFPA Guidelines recommend installing smoke detectors @ every house level, all sleeping areas, and mechanical rooms. Some municipalities interpret "sleeping area" as a BR hallway, others as every BB. Since the more smoke detectors the better, every BR is a good idea. "Interlinking", or tying all the smoke detectors into a single interconnected system, is the best method of installation, as any single detector can alert the entire household to a fire/smoke hazard. The best idea is to install (per the previous locations) interlinked smoke detectors in any property you and your family are going to occupy.

The most current studies also indicate that smoke detectors lose most of their sensitivity after 4-5 years. Since these devices are likely original, they are due for changing. You should install new smoke detectors before you occupy the property.

Interior

- 23 The MBR west window handle is damaged / not critical, but FYI.





INVESTIGATE FURTHER

Site

- 24 There was no site inspection due to the site being completely snow covered; until the snow is melted, no detailed or accurate inspection or analysis of the site is possible. You should reinspect the site & landscaping improvements after the snow has melted.



Deck / Porch

- 25 The deck was completely snow covered. I couldn't inspect it satisfactorily.

Reinspect the deck after the snow has melted.



Roof

- 26 The roof was entirely snow covered & inaccessible for inspection. While I was not able to inspect the roof due to lack of access, I was able to make various observations about the installation; see the Concerns section of this report.



You should have the roof reinspected after the snow has melted to determine it's condition.

HVAC

- 27 I wasn't able to test the AC due to the cold temperatures; if AC systems are operated when the temperature is <65 degrees F., the system can be damaged. You should test the AC as temperatures allow to determine if the AC is functional.





Plumbing

28 The water was shut off and the house totally winterized at the time of the inspection. I was not able to test the function or performance of any plumbing fixture.



You should have the water turned on and the system pressurized, and then call me back to inspect the plumbing system in its entirety.

Plumbing

29 You should have the water turned on and the system pressurized, and then call me back to inspect the plumbing system in its entirety.





Plumbing

30 The water heater is minimally sized for the number of fixtures & showerheads. A single filling of the MBR tub would deplete the water heater. You may want a larger water heater.





D. Sidewalls

Eaves, Windows, Doors

- D.1. Sidewall Vinyl - *Entire house*
- D.2. Eaves/Woodwork/Parapet Aluminum fascia, soffit, & rake - *Entire house*
Aluminum window wrap - *Entire house*
- D.3. Windows/Doors Vinyl double hung thermopane - *Entire house*
Vinyl sliding door thermopane - *kitchen, FR*

General Comments

The Sidewall materials and components had defects or concerns that need repair; see the Concerns section of this report.

E. Roof

E.1 Roofing

Location	Access	E.1.a. Type	E.1.b. Material	E.1.c. Pitch	E.1.d. Age	E.1.e. Layers
entire house	snow covered	gable	asphalt shingle	8:12	9-10	1

E.2. Roof Components

- E.2.a. Flashings ?? -
- E.2.b. Chimneys B vent - *heating equipment/water heater*
triple wall/wood burning - *fireplace chimney*
- E.2.c. Gutters / Downspouts seamless aluminum - *entire house*
- E.2.d. Skylites NA -

General Comments

The roof was ice and snow covered, and not fully accessible for inspection. I was only able to view a relatively small portion of the roofing.

The roofing should be reinspected after the snow and ice and melted to determine it's condition.



F. Structural

- F.1. Foundation formed concrete - *entire house*
- F.2. Supports steel posts & beam(s) - *central supports*
- F.3. Floor Structure "silentfloor" mfg. joists - *1st & 2nd fls.*
- F.4. Wall Structure exterior load bearing frame - *entire house*
- F.5. Ceiling Structure 2x4 cord truss - *main roof*
scissor truss - *LR*
- F.6. Roof Structure 2x4 cord truss - *entire house*
- F.7. Lintels NA -
- F.8. Basement Floor concrete - *bsmt. floor*
carpet - *bsmt. floor*

F. Insulation

Attic Access Method hatch in hall closet, garage ceiling

Visible Insulation General Description

F.9.a. Material	F.9.b. Location	F.9.c. Amt/In	F.9.d. Attic/roof Ventilation Type
loose fill fiberglass	attic floor	10-12	roof vents

General Comments

The Structure has defects or concerns that should be addressed; see the Concerns section of this report.



System#1

G. HVAC/Heating, Ventilation, Air Conditioning

Heating Equipment

Location entire house
Mfg. Carrier
Age / yrs. 10-12
Fuel natural gas

G.1. Type forced air/Cat 1
G.2. Flues & Vents "B" vent(s)
G.3. Combustion Air..... Unconfined space
G.4. Distribution metal duct
G.5. Supply room supply/ return
G.6. Controls & Components thermostat
filter

Air Conditioning Equipment

Location entire house
Mfg. Carrier
Age / yrs. 9-10

H.1. Type split system
H.2. Condenser Location Rear yard
H.3. Return Temp. NA Degrees F
H.4. Plenum Temp. NA Degrees F

General Comments

The HVAC system was in satisfactory condition.



I. Electrical

Location	I.1. Entrance	I.2. Equipment	I.3. Amps/Volts	I.4. Disconnect	Circuits/Avail
bsmt.	underground	breaker panel	200 amp/220 volt	breaker	24 6
garage	NA	sub panel/breaker	60 amp/220 volt	breaker	6

I.6. Grounding cold water pipe/jumper @ meter

I.7. Wiring Material EMT rigid conduit

I.8. Wiring Method(s) copper

I.9. Ground Fault /
 Arc Fault Devices exterior - *GFCI tested properly*
 kitchen counters - *incomplete*
 all bathrooms - *GFCI tested properly*
 laundry - *missing devices*
 garage - *missing devices*
 bsmt. - *missing devices*

General Comments

The electrical system has defects that should be repaired; see the Concerns section of this report.



J. Plumbing

- J.1 Service municipal water & sewer
- J.2. Water Main Size & Material 1" copper
- J.3. Supply Pipe copper - *visible pipe*
- J.4. Drain/Waste/Vent Pipe PVC plastic - *entire house*
- J.5. Pumps/Drains/Ejectors sump pump w/ drain tile - *bsmt. floor*
sewage ejector pump - *bsmt. floor*
- J.6. Pumps/Drains/Ejectors rigid black pipe - *visible pipe*
- J.7. Catch Basin NA -
- Water Main Shutoff Location bsmt. front closet
- Fuel Main Shutoff Location exterior meter(s)

J.8 Water Heating Equipment

Mfg	Fuel	Size/gal	Age/yrs	Flues/Vents
Ruud	natural gas	50	10-12	metal flue connector/B vent

General Comments

The Plumbing system has defects or concerns that should be repaired or addressed; see the Concerns section of this report.



Entire House

K. Interior / Kitchens & Baths

Interior Material Descriptions and Locations

- K.1. Wall & Ceiling Material drywall - *entire house*
steel grid/tile - *bsmt. ceiling*
 - K.2. Flooring Material wood - *Kitchen*
carpet - *LR/DR*
carpet - *bsmt.*
carpet - *2nd fl.*
 - K.3. Fireplaces and Solid Fuel-
Burning Appliances zero clearance UL listed w/ gas igniter - *LR*
 - K.4. Stairs and Railings 2nd fl., bsmt. stairs - *central stairwell*

 - K.5. Smoke Detectors and
CO Monitors smoke & CO Detectors - *2nd fl.*
-

Kitchen Material Descriptions and Locations

- K.6. Kitchen Cabinets wood cabinets
- K.7. Kitchen Countertops laminate/formica

- K.8. Appliances
gas range/oven - *Functional*
refrigerator - *Functional*
dishwasher - *??*
garbage disposer - *Non-Functional*
washer - *see defect list*
gas dryer - *see defect list*

K.9 Bathroom Finishes

- ceramic tile - *MBR bathroom*
- ceramic tile - *2nd fl. bath*
- ceramic tile - *bsmt. bath*

General Comments

The Interior has defects or concerns that should be addressed; see the Concerns section of this report.