

**\*\*\* Residential Inspection Report \*\*\***



**Client's Name**

Cornel M Talos

**On**

March 15, 2018

**Inspection Address**

3582 Plymouth Ln  
Island Lake, IL, 60042

**Inspected By**

Sebastian Ujica  
773-470-8935  
4452 N Lockwood Ap 1S , Chicago, IL, 60630  
shieldinspect@hotmail.com

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018

**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

### General Information

#### Client Information

**Name:** Cornel M Talos  
**Street Address:** 8801 W Golf , Ap. 6C  
**City, State, Zip:** Niles, IL, 60714  
**Phone #:** 773-990-0727  
**Email Address:** tcmitalianu82@gmail.com

#### Inspection Address

**Street Address:** 3582 Plymouth Ln  
**City, State, Zip:** Island Lake, IL, 60042

#### Weather Conditions

**Weather Type:** Clear/Sunny  
**Temperature:** 40 F Degrees

#### Structure Type

2 Stories Single Family / Detached

#### Construction Type

Vinyl Siding with wood frame construction

#### Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

#### Estimated Year Built

1984

#### Estimated sq. ft.

1,274

#### Time of Inspection

10:30 AM

#### Inspected by

Sebastian Ujica

#### Buyer Agent

**Name:** Olga Horechko / Century 21  
**Phone #:** 708-359-7617  
**Email Address:**



## Shield Inspect Inc

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### Listing Agent

**Name:** Ted Krzystofiak / Remax

**Phone #:**

**Email Address:**

## Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

# Shield Inspect Inc

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## Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes will need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

### Utility Systems and Components

#### **Electrical Service Connection and Components: Inspected**

- Panel is old, not labeled, rusted at bottom, undersized for the size and the needs of the house.
- Splices and double tapping on breakers discovered inside the panel
- There are missing components inside panel : ground bar
- There are not same brand components as the panel discovered inside the panel
- There is a significant amount of loose insulation found inside the panel . Why ?
- Because of the factors listed above ( and not only ), a further evaluation of the service panel and the performance of electrical system is immediately needed . All work and repairs needed to be done only by an licensed electrician !

#### **Electrical: Interior / Bedroom Areas: Inspected**

- At the time of the inspection many outlets had no covers and some were painted. Covers are required and paint over an electrical outlet is a fire hazard.
- Some switches are worn , some have an unknown function . Many outlets throughout the house are incorrectly wired and have no ground connection . There are also few burned bulbs that need to be changed .
- Bedrooms electrical circuits must be protected by AFCI ( arc fault circuit interrupter). They are not. Smoke alarms and carbon monoxide alarms are missing or not working and new ones to be installed. Smoke alarms- one per each bedroom . Carbon monoxide alarms-one at each level of the house.
- Recommend further evaluation to be done only by an licensed or qualified electrician .

#### **Gas / Fuel Supply System: Inspected**

- No concerns observed

#### **Water Supply System: Inspected**

- No concerns observed.

#### **Sewage Supply System: Not Visible**

- No concerns observed

### Grounds

#### **Side yard(s): Inspected**

- The ground on South side of the house appears to be too high against the foundation wall and siding. Foundation wall must be visible for at least 6 inches and a slope of at least one inch drop per foot away from the house is advised. That will avoid water pooling next to the foundation and work against. Some grading is recommended.

#### **Driveway / Sidewalks: Inspected**



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- Asphalt driveway has stress/shrinkage/settlement cracks observed and noted.
- There are few low areas on the driveway where water is pooling
- Concrete walkway in front of the house has multiple cracks due to settlement and all gaps between walkway and foundation wall must be sealed .Uneven transitions driveway to walkway is noted . That is a trip hazard and safety hazard
- All cracks/settlements noted must be kept under observation and repairs to me made if they become larger

### Structural Systems

#### **Foundation: Inspected**

- The exterior view of the foundation is limited to the portions visible above grade
- No concerns noted

#### **Floors: Inspected**

- Every room and area of the house covered with hardwood floors is showing big cracks and separations of the boards: living room, first floor bedroom, upstairs hallways and both bedrooms.Repairs are needed
- Where laminate flooring is installed ( dining room ) , floors are worn and repairs are also needed
- Installation does not appear to conform to local standards
- Failure to perform repairs may result in an unsafe condition
- Recommend further evaluation by a qualified contractor

#### **Ceiling: Inspected**

- Cosmetic repairs are needed in many areas of the house ceiling. There are many areas where paint is inconsistent, holes, gaps and dirty spots.

#### **Walls (Interior): Inspected**

- Cosmetic repairs are needed in many areas of the house walls. There are holes, nails popping out, missing paint and also dirty spots throughout the entire house walls.

#### **Walls (Exterior): Inspected**

- There still are some wall penetrations where sealant is needed to prevent water intrusion and feature damages to the house : vent outlet, outside wall faucet, AC condenser refrigerant lines
- It is inspector belief that the siding material on SW walls was installed without proper support and manufacture specifications.
- This is a wood framed house and the wood sheeting on the SW corner appears to be missing . This is a major defect and can affect the integrity and functionality of the house .
- An invasive inspection throughout the exterior house walls by an local building inspector is strongly recommended .There is suspicion of concealed defects ! Contact owner and consult before further review !

#### **Door(s) (Interior & Exterior) includes Garage Door: Inspected**

- Storm door has no stopper and closing mechanism is broken
- Main entry door is missing screws at hinges. Bottom hinge has only one part
- Door between garage and house has no self closing mechanism
- First floor bedroom can not open in full swing, is rubbing the floor
- Damaged hinges and improper hinges have been installed at many of the inside doors and stoppers are missing. Some hinges are loose and missing screws
- Upstairs bedroom doors appears to have been modified and altered.
- Door between garage and back of the house is missing striker plate
- Weather-strip is deteriorated at door from kitchen to deck area
- Upstairs master bedroom door has been installed inside out
- Repairs are needed and to be done only by an qualified carpenter and with only proper hardware

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### **Basement - Drainage - Sumps and Pumps: Inspected**

- Sump pump is not working. No electric connection .Suspicion of concealed defect and deficiency.
- Recommend further evaluation by a qualified contractor

### **Stairways-Handrails-Guardrails (Interior & Exterior): Inspected**

- Stairs to second floor appears to be undersized and possible health hazard. They might not meet building codes and conform to local standards. Materials used are not suitable for application.
- Handrail is missing at the bottom of the stairs . Grippable handrail is required if four or more risers
- Existing handrail appears not to be tightly secured to wall and easy to grasp
- Guardrail in upstairs hallway appears not to be strongly secured to walls and the space between spindels appears to be greater than four inches. That is safety and a child fall hazard .
- Illumination is missing as well. A light with switch at top and bottom of the stairs is required when six or more risers.
- Inspection by local building inspector recommended

### **Attached Structure-Garage**

#### **Electrical / Lighting / Outlets: Inspected**

- Worn Receptacle (s)and switch.
- Open boxes and illegal wire connections for lighting
- All garage receptacles need to be GFCI protected. Many of them are not and many of them are wrong wired .
- Workmanship is unacceptable by current standards
- Recommend further review and repairs from a local licensed or qualified professional A.S.A.P.
- DANGER: FIRE HAZARD
- DANGER: FIRE SAFETY HAZARD

#### **Walls (Interior and Exterior): Inspected**

- Interior walls of the Garage are drywall finished and painted
- There shall be no holes and not sealed gaps on the wall adjacent to home. Drywall needs to be fire rated .
- Immediate repairs are needed and done only by qualified professional.

#### **Door(s) / Garage door(s): Inspected**

- Overhead garage door functional at the time of the inspection . All safety devices were functional .
- Door between garage and house has self closing device missing . Repairs are needed.
- Garage door on East wall is missing striker plate and does not open/close freely .Adjustments are needed

#### **Plumbing: Inspected**

- Sump pump is located inside the garage. A white PVC pipe is raising and turns inside the house . Inspector was unable to identify the use of that pipe or where it leads or is connected to .Also the sump pump cover has openings and an unpleasant odor was emanating from water pit. It is inspector beliefs that the sump pump is not functional ( also not connected to electrical power). Further evaluation by an licensed plumber is recommended .

#### **Roofing: Inspected**

- No concerns noted. Roof is relatively new , being installed in 2016 per seller statement . Life expectancy of such roof type is between 15 and 35 years.

### **Roof and Attic**

#### **Roof Structure: Inspected**

- Roof was installed in 2016 per seller statement. No concerns noted at the time of inspections.

#### **Gutters and Down Spouts: Inspected**

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- Downspout at NW corner is damaged at ground level
- Downspout at SE corner is damaged at ground level
- Downspout at the W side should be redirected to discharge away and not along with the house
- Minor repairs and readjustments are needed

**Insulation: Inspected**

- Insulation is inconsistent on ceilings and more can be added

### Fireplace & Chimney

**Firebox : Inspected**

- Dirty but No concerns observed.

**Damper: Inspected**

- Damper is working but further review from a chimney professional is needed

**Flue Vent Connector, Flue Pipe: Inspected**

- Rust is present at the bottom of the flue pipe. There is also some signs of water intrusion .
- Further review from qualified professional is needed

**Chimney Top (Chimney cap, Spark arrester, Hood): Inspected**

- Improper and incomplete termination at chimney . There are gaps between the chimney metal cap and the chimney chase . Water has access inside the chimney . Repairs are needed .
- Further review from qualified professional is needed

### Bathroom(s)

**Floor Covering (Bathroom): Inspected**

- Second floor Bathroom floor coverings are showing signs of water damage. This type of flooring is not suitable for such area and is prone to fast deterioration when in contact with water or high content of moisture .Workmanship is also poor, gaps and open spaces are noted. There is also a missing transition (threshold) at bathroom door. It is highly recommended for this floors to be changed with proper floor coverings for the area .

**Shower/Tub (Surround): Inspected**

- Normal signs of wear, typical for this type of tub-shower combination . Both tubs are missing their strainer and stopper .

**Bathroom Plumbing: Inspected**

- Entire water supply and drain plumbing must be repaired at both bathrooms sink cabinets ! Repairs to be done following municipality Plumbing codes and requirements and only by an licensed plumber !
- Hot water temperature at the time of the inspection was set too high , showing more than 130 F at the bathroom outlet. That is an danger for scalding . A safe and acceptable hot water temperature in most cases and jurisdictions is 115 F-120F.
- At the time of the inspection, inspector noted that bathroom vent is venting inside attic and not outside the house. A venting connector was found disconnected in the attic. Venting inside an attic can result in bringing hot and humid air inside attic and that can lead to mold accumulations and feature damages to the house structure . This situation needs to be immediately corrected by a qualified professional !

### Kitchen

**Cabinet(s): Inspected**

- No concerns observed. Normal wear and tear

**Countertop(s): Inspected**

- No concerns observed

**Floor Covering (Kitchen): Inspected**

- No major concerns observed but some cosmetic repairs are needed .

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### **Kitchen Plumbing: Inspected**

- The performance of the kitchen sink plumbing could not be tested at the time of the inspection. A food waste disposer is installed and dishwasher inlet was open and not connected to appliance .
- The food waste disposer was inoperative at the time of inspection
- Electrical and plumbing work and also materials used are substandard and repairs are needed . All repairs must be done by an qualified professional only and following municipaliy codes and requirements
- Some municipalities do not allow waste disposers based on the premise that these increse the load on municipal sewage treatment system.

### **Kitchen Appliance(s)**

#### **Range Oven: Inspected**

- Functional but dirty

#### **Dishwasher: Inspected**

- Dishwasher was not working at the time of inspection .
- Inspector noted that dishwasher was not connected at elecrtical system and also the discharge drain pipe was aldo not connected to plumbing system
- Repairs are needed

#### **Food Waste Disposer: Inspected**

- The condition of the food waste disposer was described before at Kitchen/ sink section .

### **Heating and Cooling System(s)**

#### **Heating System: Inspected**

- At the time of the inspection furnace was operational .
- Inspector noted that the supply gas pipe to furnace is flex pipe. It is well known that flex connectors shall not be extended through walls,floors, partitions, ceilings or appliance housings.
- There is a chance that this thin wall flex pipe can be cut by the sharp edge of the furnace housing which could cause a gas leak or worse !
- 
- Further review from qualified professional is needed since un approved gas pipe was used and with no safety devices ( gromets) at penetration.
- Furnace filter is also dirty. Filters protect the furnace keeping it clean and help maintain good air quality throughout the house

#### **Cooling System: Inspected**

- AC condenser was inspected but could not be tested. Severe damage can occur to air conditioning compressors if they are turned on when outside temperature is below 65 F. Obtain seller statement if the cooling system is working or not !
- Insulations for refrigerant line is also damaged by weather and age . Replacement of insulation is recommanded
- Exposed electrical wires are noted . Repairs are needed .

### **Water Heating System(s)**

#### **Water Heating System: Functional**

- Combustion air inlet is obstructed and clogged by dirt and can affect the performance of the water heater
- Hot water shut off is missing and recommanded .
- Cleaning the location of the water heater and furnace is needed to avoid future fire risks and to ensure a normal performance of the appliances

### **Laundry and Service Areas**

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**Exhaust Venting: Inspected**

- No dryer machine and washing was installed at the time of the inspection
- Backdraft demper is in poor connection with exhaust pipe and unapproved joint tape has been used.
- Workmanship is poor and repairs are needed before dryer will be installed .

**Laundry Plumbing Supply (Gas / Water): Inspected**

- On site but not connected to washer and dryer . Could not be tested .

**Laundry Plumbing Drain and Vent System: Not Inspected**

- To be evaluated and repaired if necessary before in use .

### Interior and Living Areas

**Window(s): Inspected**

- No concerns observed at time of inspection

**Closet(s): Inspected**

- No open incandescent bulb fixture .

### Bedroom(s)

**Flooring: Inspected**

- Hardwood floors conditions for all three bedrooms have been already described/explained in Structural Systems section

**Walls and Ceiling (Interior): Inspected**

- Walls and Ceilings conditions for all three bedrooms have been already described/explained in Structural Systems section

**Window(s): Inspected**

- No concerns observed at time of inspection. New windows have been installed in 2016. See warranties if any !

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Electrical System

Our inspection of Electrical System and components in accordance with industry standards of practice includes identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds, the testing of a representative number of switches and outlets that were visible and accessible, and the presence or absence of smoke detector(s)/carbon monoxide detector(s). This report is to inform you of current condition as observed at time of inspection. We recommend that all electrical repairs and or replacements be evaluated and corrected by a qualified electrical contractor.

### Electrical Service Connection and Components

#### General Observation

Inspected

Repair Needed

#### Service Connection

**Location:** Main Panel - Exterior wall of Garage

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes

**Type of wiring:** Copper

**Service size main panel:** 120 / 240 Volt (Nominal)

**Amp:** 100 Amp service

**Service size sub panel:** Not Present

**Amp:**

#### Electrical Observations

- Panel is old, not labeled, rusted at bottom, undersized for the size and the needs of the house.
- Spliced and taped wires discovered inside the panel
- There are missing components inside panel : ground bar
- There are not same brand components as the panel discovered inside the panel
- There is a significant amount of loose insulation found inside the panel . Why ?
- Because of the factors listed above ( and not only ), a further evaluation of the service panel and the performance of electrical system is immediately needed . All work and repairs needed to be done only by an licensed electrician !



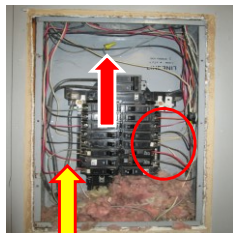
GE electric panel on garage E wall



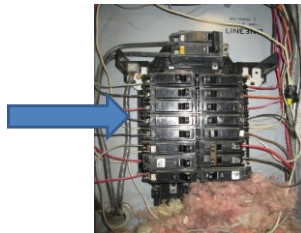
Electric meter on E side exterior wall



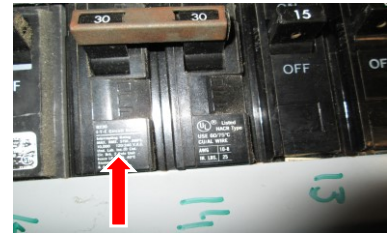
Panel's cover not labeled



Dirt/splices/double taps



No bus bar / ground



No same as panel brand breaker



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Electrical: Interior / Bedroom Areas

#### Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Inspected

Repair Needed

**Observation:**

- At the time of the inspection many outlets had no covers and some were painted. Covers are required and paint over an electrical outlet is a fire hazard.
- Some switches are worn , some have an unknown function . Many outlets throughout the house are incorrect wired and have no ground connection .There are also few burned bulbs that needs to be changed .
- Bedrooms electrical circuits must be protected by AFCI ( arc fault circuit interrupter).They are not. Smoke alarms and carbon monoxide alarms are missing or not working and new ones to be installed. Smoke alarms- one per each bedroom . Carbon monoxide alarms-one at each level of the house.
- Recommend further evaluation to be done only by an licensed or qualified electrician .



Unknown use of the switches



Loose cover plate



Painted outlet



Hot-Neutral reversed



Open electric box



Cover plates are missing

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Electrical: Kitchen / Bathroom / Exterior Areas

#### Switches / Outlets / Fixtures

##### Inspected

##### Repair Needed

##### Observation:

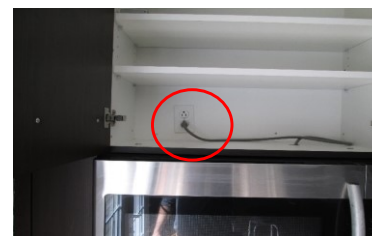
- All kitchen countertop /island outlets must be GFCI protected .They are not and some of the outlets are wired wrong.
- All outside outlets must be GFCI protected and have weatherproof protection. Front light pole has an outlet with no GFCI nor weatherproof protection and the light fixture is missing.Front door is missing a light fixture and wires are now exposed. Also many of the outside outlets around the house are wrong wired ( bad ground, hot/neutral reversed ). Repairs and corrections are needed and to be done only by an licensed/ qualified electrician



No GFCI protected/ bad wiring



No GFCI protected/ bad wiring



No ground on circuit ( microwave)



No GFCI and weatherproof cover



No GFCI / too close to water source



Light fixture missing

## Plumbing Systems

Our inspection of the Plumbing Systems and components in accordance with industry standards of practice includes a visual examination of the accessible and visible plumbing fixtures and components. The plumbing system and their components are tested and observed using normal operating controls, testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection, and for this reason we recommend further evaluation by a qualified contractor to confirm its actual condition. This report is to inform you of current condition as observed at time of inspection. We recommend that all material defects noted below be fully evaluated and/or corrected by a qualified plumbing contractor prior to the close of escrow or contingencies.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Gas / Fuel Supply System

#### General Observation

Inspected

Satisfactory

#### Service Connection

**Location:** Exterior South wall of the house

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes

#### Further Comments

No concerns observed



Gas meter

### Water Supply System

#### General Observation

Inspected

Satisfactory

#### Service Connection

**Location:** Water meter with main shut off located inside the house in mechanical room

**Services connection:** Public Utilities (Underground Service)

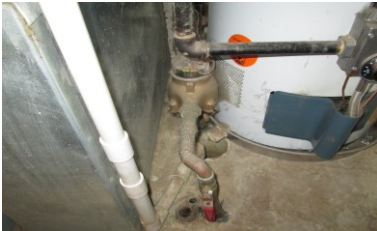
**Service on during inspection:** Yes

**Static water pressure reading (psi):** N/A

**Type of supply lines:** Copper piping

#### Further Comments

No concerns observed.



water meter and shut off



water meter and main shut off

### Sewage Supply System

#### General Observation

Not Visible

Functional

#### Service Connection

**Location:** Not Identified

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes

**Type of drain pipes:** N/A

#### Further Comments

No concerns observed

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Inspected

Not Inspected

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## Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

### Front yard

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Grass / Vegetation/Trees

**Further Comments:** No concerns observed



Front yard vegetation



Front yard vegetation

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Inspected

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## Side yard(s)

### General Observation

Inspected

Satisfactory

### Description

**Material:** Grass / Vegetation

**Further Comments:** • The ground on South side of the house appears to be too high against the foundation wall and siding. Foundation wall must be visible for at least 6 inches and a slope of at least one inch drop per foot away from the house is advised. That will avoid water pooling next to the foundation and work against. Some grading is recommended.



South side yard vegetation



South side yard vegetation



North side vegetation

## Back yard

### General Observation

Inspected

Satisfactory

### Description

**Material:** Grass / Vegetation/Trees

**Further Comments:** No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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## Driveway / Sidewalks

### General Observation

Inspected

Satisfactory

### Description

**Material:** Asphalt/ Concrete

- Further Comments:**
- Asphalt driveway has stress/shrinkage/settlement cracks observed and noted.
  - There are few low areas on the driveway where water is pooling
  - Concrete walkway in front of the house has multiple cracks due to settlement and all gaps between walkway and foundation wall must be sealed .Uneven transitions driveway to walkway is noted . That is a trip hazard and safety hazard
  - All cracks/settlements noted must be kept under observation and repairs to me made if they become larger



Multiple cracks



Low area where water is pooling



Trip hazard /uneaven transition



Gap between walkway and fundation



Crack on walkway



Low area where water is pooling

## Fencing / Gate

### General Observation

Inspected

Satisfactory

### Description

**Material:** Metal

**Further Comments:** No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This 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 affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

#### Foundation

##### General Observation

Inspected

Satisfactory

##### Description

**Type of Foundation(s)** Slab on Grade Foundation

**Further Comments:**

- The exterior view of the foundation is limited to the portions visible above grade
- No concerns noted



Foundation wall



Foundation wall

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018

**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Floors

#### General Observation

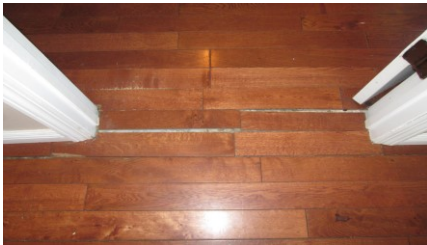
Inspected

Repair Needed

#### Description

**Material:** Hardwood/Laminate/Ceramic

- Further Comments:**
- Every room and area of the house covered with hardwood floors is showing big cracks and separations of the boards: living room, first floor bedroom, upstairs hallways and both bedrooms. Repairs are needed
  - Where laminate flooring is installed ( dining room ) , floors are worn and repairs are also needed
  - Installation does not appear to conform to local standards
  - Failure to perform repairs may result in an unsafe condition
  - Recommend further evaluation by a qualified contractor



Big gaps/separations



Big gaps/ separations



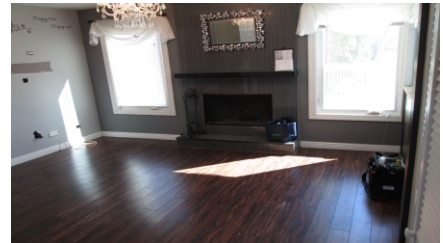
Big gaps/separation



Big separation



Big separation



Worn floors

### Ceiling

#### General Observation

Inspected

Repair Needed

#### Description

**Material:** Drywall

- Further Comments:**
- Cosmetic repairs are needed in many areas of the house ceiling. There are many areas where paint is inconsistent, holes, gaps and dirty spots.

# Shield Inspect Inc

Date Of Inspection: March 15, 2018

Inspection Address: 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Walls (Interior)

### General Observation

Inspected

Repair Needed

### Description

Material: Drywall

Further Comments: • Cosmetic repairs are needed in many areas of the house walls. There are holes, nails popping out, missing paint and also dirty spots throughout the entire house walls.



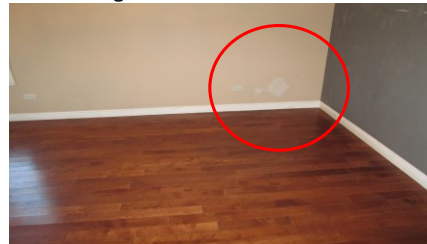
Wall damaged



Hole in wall



Crack



Missing paint



Holes



Crack



# Shield Inspect Inc

**Date Of Inspection:** March 15, 2018  
**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Walls (Exterior)

### General Observation

Inspected

Satisfactory

### Description

**Material:** Vinyl siding / Yellow / Horizontal

**Further Comments:** There still are some wall penetrations where sealant is needed to prevent water intrusion and feature damages to the house : vent outlet, outside wall faucet, AC condenser refrigerant lines

- It is inspector belief that the sining material on SW walls was installed without proper support and manufacture specifications.
- This is a wood framed house and the wood sheeting on the SW corner appears to be missing . This is a major defect and can affect the integrity and functionability of the house .
- An invasive inspection throughout the exterior house walls by an local building inspector is strongly recommanded .There is suspicion of concealed defects ! Contact owner and consult before further review !



Siding penetrations



Siding penetrations



Siding penetrations



Siding penetrations



Siding penetrations



Siding view

## Window(s)

### General Observation

Inspected

Satisfactory

### Description

**Material:** Aluminum (dual pane)

**Further Comments:** No concerns observed

## Shield Inspect Inc

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Inspection Address: 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Door(s) (Interior & Exterior) includes Garage Door

#### General Observation

Inspected

Repair Needed

#### Description

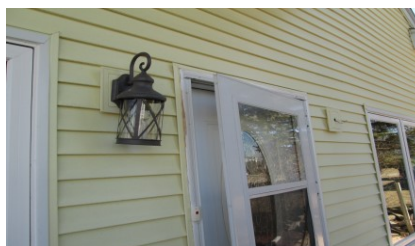
**Type:** • Metal covering (six panel) entry door, fire rated door, hollow core ( flat panel and six panels ), double patio door, bi-fold , louvered, slider, two car garage door (metal )

**Further Comments:**

- Storm door has no stopper and closing mechanism is broken
- Main entry door is missing screws at hinges. Bottom hinge has only one part
- Door between garage and house has no self closing mechanism
- First floor bedroom can not open in full swing, is rubbing the floor
- Damaged hinges and improper hinges have been installed at many of the inside doors and stoppers are missing. Some hinges are loose and missing screws
- Upstairs bedroom doors appears to have been modified and altered.
- Door between garage and back of the house is missing striker plate
- Weather-strip is deteriorated at door from kitchen to deck area
- Master bedroom upstairs has been installed inside out
- Repairs are needed and to be done only by an qualified carpenter and with only proper hardware



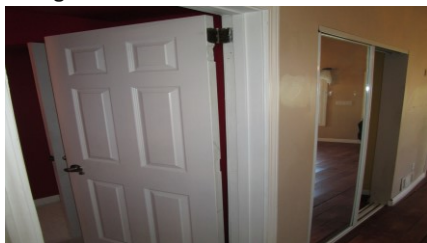
Garage door



Storm door



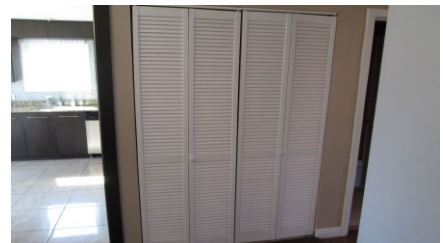
Closet door



Bathroom and closet door



Patio door



Mechanical closet door



## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018

**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Basement - Drainage - Sumps and Pumps

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Slab Foundation

**Further Comments:**

- Sump pump is not working. No electric connection .Suspicion of concealed defect and deficiency.
- Recommend further evaluation by a qualified contractor



Sump pump



Sump pump

# Shield Inspect Inc

Date Of Inspection: March 15, 2018

Inspection Address: 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Balcony / Decks / Porches

### General Observation

Inspected

Repair Needed

### Description

Material: Wood

- Further Comments:
- Wood deck is visible damaged by age and weather. Some wood members are rotten and need to be replace.
  - Many of the deck vertical members ( spindels) are loose or needs to be resecured
  - Trip hazard noted at transition from wood deck to concrete pavers. Also many of those concrete pavers are broken and need to be replaced.
  - Failure to repair may cause additional damage and also may result in an unsafe condition .
  - Inspection by local building inspector recommended



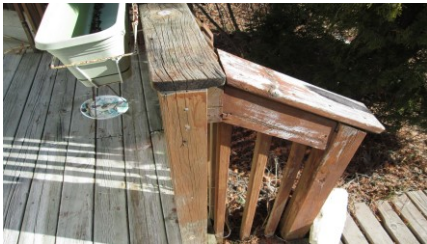
Worn deck



Rotten deck member



Loose guardrail mambers / unsecured



Worn guardrail



Trip hazard from wood deck to pavers



Nails popping . Safety Hazard

## Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Stairways-Handrails-Guardrails (Interior & Exterior)

#### General Observation

Inspected

Further Inspection is needed

#### Description

**Material:** Hardwood / Wood handrails and guardrails

- Further Comments:**
- Stairs to second floor appears to be undersized and possible health hazard. They might not meet building codes and conform to local standards. Materials used are not suitable for application.
  - Handrail is missing at the bottom of the stairs . Grippable handrail is required if four or more risers
  - Existing handrail appears not to be tightly secured to wall and easy to grasp
  - Guardrail in upstairs hallway appears not to be strongly secured to walls and the space between spindels appears to be greater than four inches. That is safety and a child fall hazard .
  - Illumination is missing as well. A light with switch at top and bottom of the stairs is required when six or more risers.
  - Inspection by local building inspector recommended



Handrail missing



Stairs appears to be undersized



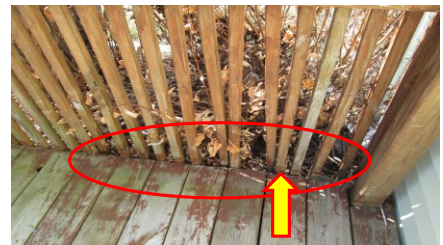
Handrail hard to grab and hold



Guardrail not safe to lean on



Loose and unsecured deck spindels



Loose and unsecured deck spindels

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# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Garage/ Attached

Our inspection of Detached Structure area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Electrical / Lighting / Outlets

#### General Observation

Inspected

Repair Needed

#### Description

- Further Comments:**
- Worn Receptacle (s)and switch.
  - Open boxes and illegal wire connections for lighting
  - All garage receptacles need to be GFCI protected. Many of them are not and many of them are wrong wired .
  - Workmanship is unacceptable by current standards
  - Recommend further review and repairs from a local licensed or qualified professional A.S.A.P.
  - DANGER: FIRE HAZARD
  - DANGER: FIRE SAFETY HAZARD



Illegal connection and open box



Illegal connection and open knockout



Loose armored cable BX



Open outlet/ no GFCI / bad ground



GFCI not working/ bad ground



# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Walls (Interior and Exterior)

### General Observation

Inspected

Repair Needed

### Description

**Material:** Vinyl siding / Yellow / Horizontal

**Further Comments:** Interior walls of the Garage are drywall finished and painted

- There shall be no holes and not sealed gaps on the wall adjacent to home. Drywall needs to be fire rated .
- Immediate repairs are needed and done only by qualified professional.



Garage exterior East wall -siding



Garage exterior North wall



Holes in garage-house common wall

## Flooring

### General Observation

Inspected

Satisfactory

### Description

**Material:** Concrete

**Further Comments:** No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Door(s) / Garage door(s)

### General Observation

Inspected

Satisfactory

### Description

**Material:** Two car garage door (Metal)/ Metal man doors/ Fire rated door at garage-house wall

**Further Comments:**

- Overhead garage door functional at the time of the inspection . All safety devices were functional .
- Door between garage and house has self closing device missing . Repairs are needed.
- Garage door on East wall is missing striker plate and does not open/close freely .Adjustments are needed



Overhead garage door



Man door on East wall



Man door between garage and home

## Plumbing

### General Observation

Inspected

Unsatisfactory

### Description

**Type:** Copper and PVC

**Further Comments:**

- Sump pump is located inside the garage. A white PVC pipe is raising and turns inside the house . Inspector was unable to identify the use of that pipe or where it leads or is connected to .Also the sump pump cover has openings and an unpleasant odor was emanating from water pit. It is inspector beliefs that the sump pump is not functional ( also not connected to electrical power). Further evaluation by an licensed plumber is recommended .



Sump pump



Sump pump with cover openings



Unidentified use for PVC pipe



# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Attic / Rafters

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** No concerns observed

## Roofing

### General Observation

Inspected

Satisfactory

### Description

**Material:** Fiberglass-asphalt shingles, 3 tab / Gable roof type

**Further Comments:** • No concerns noted. Roof is relatively new , being installed in 2016 per seller statement . Life expectancy of such roof type is between 15 and 35 years.



Roof and coverings



Roof and coverings



Roof and coverings

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# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Roof Structure

#### General Observation

Inspected

Satisfactory

#### Description

**Further Comments:** • Roof was installed in 2016 per seller statement. No concerns noted at the time of inspections.



Roof view



Roof view



Roof top



Roof and coverings



Roof coverings



Roof and flashings

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018

**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Roof Covering

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Fiberglass-asphalt shingles, 3 tab

**Viewed from:**

- Viewed from the ground
- From ground with binoculars
- Viewed from latter
- Walked the roof

**Further Comments:** No concerns observed

### Roof Slope

#### General Observation

Inspected

Satisfactory

#### Description

**Further Comments:** Medium Slope

# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Gutters and Down Spouts

### General Observation

Inspected

Minor Repair Needed

### Description

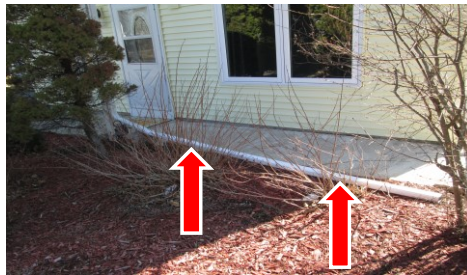
**Material:** Metal

**Further Comments:**

- Downspout at NW corner is damaged at ground level
- Downspout at SE corner is damaged at ground level
- Downspout at the W side should be redirected to discharge away and not along with the house
- Minor repairs and readjustments are needed



Broken downspout at ground level



Downspout



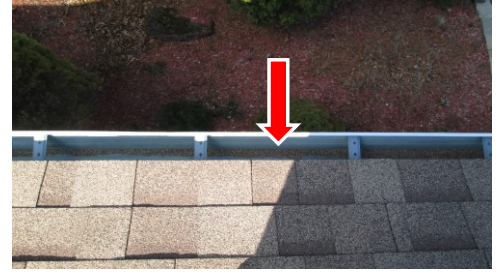
Broken downspout at ground level



Gutter



Gutter and downspout



Gutter

## Flashing

### General Observation

Inspected

Satisfactory

### Description

**Material:** Galvanized metal

**Further Comments:** No concerns observed



# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Ventilation

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** No concerns observed



Soffit vents



Soffit vents



Ridge vents



Soffit vents



Soffit vents

## Attic Structure

### General Observation

Inspected

Satisfactory

### Description

**Viewed From:**

- From entrance only
- From ground with binoculars
- From ladder
- Viewed from the ground
- Walked the roof

**Further Comments:** No concerns observed

## Attic Vents

### General Observation

Inspected

Satisfactory

### Description

**Type:** Soffit vents and with baffles

**Further Comments:** No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Insulation

### General Observation

Inspected

Satisfactory

### Description

- Materials:**
- Board insulation
  - Fiberglass batt
  - Fiberglass batt insulation not consistent throughout
  - Recommend further review from a qualified professional

**Further Comments:** No concerns observed



Wall insulation



Ceiling insulation



Ceiling insulation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) in accordance with industry standards of practice includes a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.

#### Firebox

##### General Observation

Inspected

Satisfactory

##### Description

**Material:** Metal firebox

**Further Comments:** Dirty but No concerns observed.



Firebox

#### Damper

##### General Observation

Inspected

Satisfactory

##### Description

**Further Comments:** • Damper is working but further review from a chimney professional is needed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Flue Vent Connector, Flue Pipe

### General Observation

Inspected

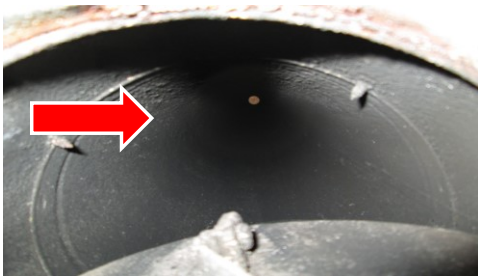
Satisfactory

### Description

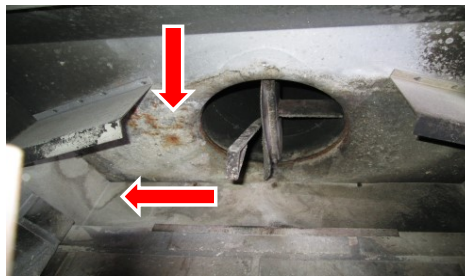
**Material:** Sheet metal

**Further Comments:**

- Rust is present at the bottom of the flue pipe. There is also some signs of water intrusion .
- Further review from qualified professional is needed



Flue



Rust and water marks

## Hearth (Inner and Outer)

### General Observation

Inspected

Satisfactory

### Description

**Material:** Brick and tile

**Further Comments:** No concerns observed



Fireplace heart

## Door(s) or Enclosures

### General Observation

Inspected

Satisfactory

### Description

**Material:** Mesh curtain screen

**Further Comments:** No concerns observed

# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Mantle

### General Observation

Inspected

Satisfactory

### Description

**Material:** Wood

**Further Comments:** No concerns observed

## Chimney

### General Observation

Inspected

Satisfactory

### Description

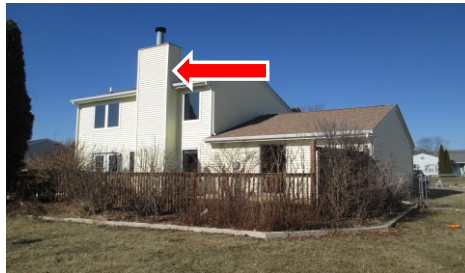
**Viewed from:**

- Viewed from the ground
- Walked the roof

**Further Comments:** No concerns observed



Chimney at top



Chimney

## Chimney Top (Chimney cap, Spark arrester, Hood)

### General Observation

Inspected

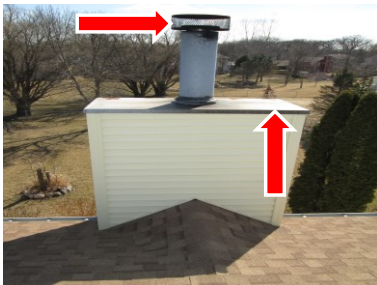
Satisfactory

### Description

**Type:** Metal Chimney Cap

**Further Comments:**

- Improper and incomplete termination at chimney . There are gaps between the chimney metal cap and the chimney chase . Water has access inside the chimney . Repairs are needed .
- Further review from qualified professional is needed



Chimney cap and spark arrester



Unfinished Chimney top flashing

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018

**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Fuel Source

#### General Observation

Inspected

Satisfactory

#### Description

**Type:** Wood

**Further Comments:** No concerns observed

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# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Interior / Living Areas

Our inspection of the Interior / Living area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Closet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Hollow core (flat panel) bi folded/ Slider with mirror doors

**Further Comments:** • No open incandescent bulb fixture .



First floor closet



First floor understairs closet



Second floor hallway closet



Light bulb cover is missing

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# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Bedroom Areas

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Not Present

N/A

#### Description

**Material:** Wood Cabinets

**Further Comments:** No comments

### Flooring

#### General Observation

Inspected

Repair Needed

#### Description

**Material:** Hardwood

**Further Comments:** • Hardwood floors conditions for all three bedrooms have been already described/explained in Structural Systems section .

### Walls and Ceiling (Interior)

#### General Observation

Inspected

Repair Needed

#### Description

**Type:** Drywall

**Further Comments:** • Walls and Ceilings conditions for all three bedrooms have been already described/explained in Structural Systems section.

### Window(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Type:** Aluminum (dual pane) Casement

**Further Comments:** • No concerns observed at time of inspection. New windows have been installed in 2016. See warranties if any  
!

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018  
**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Door(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Type:** Hollow core (six panel)

**Further Comments:** No concerns observed

### Closet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Hollow core (flat panel)

**Further Comments:** No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Laundry Room

Our inspection of the Laundry room area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Floor Covering (Laundry)

#### General Observation

Inspected

Repair Needed

#### Description

**Type:** Hardwood

**Further Comments:** Cosmetic repairs needed

### Exhaust Venting

#### General Observation

Inspected

Repair Needed

#### Description

**Type:** Metal Flex

**Further Comments:**

- No dryer machine at the time of the inspection
- Backdraft demper is in poor connection with exhaust pipe and unapproved joint tape has been used.
- Workmanship is poor and repairs are needed before dryer will be installed .



Exhaust vent in laundry room



Dryer exhaust /negative pitch



Dryer exhaust venting outside

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Laundry Plumbing Supply (Gas / Water)

#### General Observation

Inspected

Satisfactory

#### Description

**Type:** Black pipe and Copper

**Further Comments:** On site but not connected to washer and dryer . Could not be tested .



Washing machine water supply



Gas supply pipe with shut off for dryer

### Laundry Plumbing Drain and Vent System

#### General Observation

Not Inspected

N/A

#### Description

**Material:**

**Further Comments:** To be evaluated and repaired if necessary before in use .

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Wood Cabinets with acrylic sink in both bathrooms

**Further Comments:** No concerns observed. Normal wear and tear signs



First floor bathroom sink cabinet



Second floor bathroom sink cabinet

# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Floor Covering (Bathroom)

### General Observation

Inspected

Satisfactory

### Description

**Type:** Ceramic/ Laminate

**Further Comments:** • Second floor Bathroom floor coverings are showing signs of water damage. This type of flooring is not suitable for such area and is prone to fast deterioration when in contact with water or high content of moisture .Workmanship is also poor, gaps and open spaces are noted. There is also a missing transition (threshold) at bathroom door. It is highly recommended for this floors to be changed with proper floor coverings for the area .



Bathroom floors



Gap at transition



Every floor penetration must be sealed

## Toilet(s)

### General Observation

Inspected

Satisfactory

### Description

**Type:** Porcelain in both bathrooms

**Further Comments:** No concerns observed

## Shower/Tub (Surround)

### General Observation

Inspected

Satisfactory

### Description

**Type:** Prefabricated shower bath combination

**Further Comments:** • Normal signs of wear, typical for this type of tub-shower combination . Both tubs are missing their strainer and stopper .

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Bathroom Plumbing

### General Observation

Inspected

Unsatisfactory

### Description

**Type:** Copper and ABS

**Further Comments:**

- Entire water supply and drain plumbing must be repaired at both bathrooms sink cabinets ! Repairs to be done following municipality Plumbing codes and requirements and only by an licensed plumber !
- Hot water temperature at the time of the inspection was set too high , showing more than 130 F at the bathroom outlet. That is an danger for scalding . A safe and acceptable hot water temperature in most cases and jurisdictions is 115 F-120F.
- At the time of the inspection, inspector noted that bathroom vent is venting inside attic and not outside the house. A venting connector was found disconnected in the attic. Venting inside an attic can result in bringing hot and humid air inside attic and that can lead to mold accumulations and feature damages to the house structure . This situation needs to be immediately corrected by a qualified professional !



Plumbing at it s worst !!!!!!!



Bad plumbing !!!!!



Hot water temperature is too high

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Wood Cabinets

**Further Comments:** No concerns observed. Normal wear and tear



Kitchen cabinets



Kitchen cabinets



Kitchen island

### Countertop(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Granite countertop

**Further Comments:** No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Floor Covering (Kitchen)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Tiles

**Further Comments:** No major concerns observed but some cosmetic repairs are needed .



Kitchen floors



Kitchen floors



# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Kitchen Plumbing

### General Observation

Inspected

Satisfactory

### Description

**Material:** Copper and PVC

**Further Comments:**

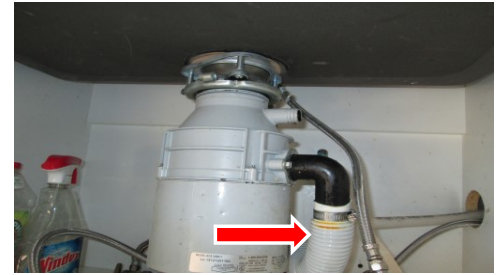
- The performance of the kitchen sink plumbing could not be tested at the time of the inspection. A food waste disposer is installed and dishwasher inlet was open and not connected to appliance .
- The food waste disposer was inoperative at the time of inspection
- Electrical and plumbing work and also materials used are substandard and repairs are needed . All repairs should be done by an qualified professional only and following municipaliy codes and requirements
- Some municipalities do not allow waste disposers based on the premise that these increase the load on municipal sewage treatment system.



Kitchen sink



Kitchen plumbing/loose connector



Kitchen plumbing/ flexible pipe



No connection / open water outlet



Wrong electric connection

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

#### Refrigerator / Freezer

##### General Observation

Inspected

Satisfactory

##### Description

**Location:** Kitchen - Free standing

##### Further Comments

No concerns observed



Refrigerator

# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Microwave

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen between cabinets

### Further Comments

No concerns observed



Microwave

## Range Oven

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen - Free standing

### Further Comments

Functional but dirty



## Exhaust fan / light

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen-microwave recirculator fan

### Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Dishwasher

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen - Free standing between counter/cabinets

### Further Comments

- Dishwasher was not working at the time of inspection .
- Inspector noted that dishwasher was not connected at electrical system and also the discharge drain pipe was also not connected to plumbing system
- Repairs are needed



Dishwasher not working



Dishwasher electric wires are loose



Not secured

## Food Waste Disposer

### General Observation

Inspected

Non-Operational

### Description

**Location:** Kitchen (inside sink base cabinet)

### Further Comments

- The condition of the food waste disposer was described before at Kitchen/ sink section .



Food waste disposer



Food waste disposer

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

#### Heating System

##### General Observation

Inspected

Further Review from a qualified professional



## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018  
**Inspection Address:** 3582 Plymouth Ln, Island Lake, IL, 60042

**Inspected**

**Not Inspected**

**Not Present**

**Damaged / Repair**

**Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection

**Furnace Name:** Trane **Year Model:** 2016  
**Model #:** TUE1B060A9361AE **Serial #:** 16382X671G  
**Heat source type:** Forced Air System  
**Fuel type:** Natural Gas **Vent type:** Natural draft  
**Location:** First floor hallway closet

### Further Comments

- At the time of the inspection furnace was operational .
- Inspector noted that the supply gas pipe to furnace is flex pipe. It is well known that flex connectors shall not be extended through walls,floors, partitions, ceilings or appliance housings.
- There is a chance that this thin wall flex pipe can be cut by the sharp edge of the furnace housing which could cause a gas leak or worse !
- 
- Further review from qualified professional is needed since un approved gas pipe was used and with no safety devices ( gromets) at penetration.
- Furnace filter is also dirty. Filters protect the furnace keeping it clean and help maintain good air quality throughout the house



Furnace and water heater



Flex pipe gas supply at furnace



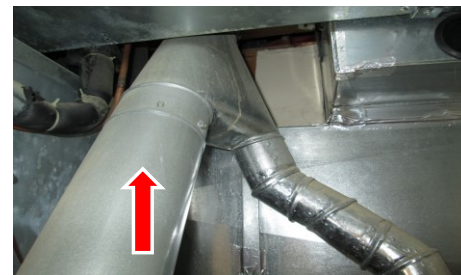
Furnace label



Dirty filter



Trane XB furnace



Furnace flue connector

## Cooling System

### General Observation

**Inspected**

**Not tested**

**Condenser** Gibson by Nordyne **Year Model:** 2011  
**Model #:** JS6BD-030K **Serial #:** JSA110600379  
**Cooling type:** Central Air Conditioning System  
**Location:** South side yard , next to house

### Further Comments

## Shield Inspect Inc

**Date Of Inspection:** March 15, 2018  
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

- AC condenser was inspected but could not be tested. Severe damage can occur to air conditioning compressors if they are turned on when outside temperature is below 65 F. Obtain seller statement if the cooling system is working or not !
- Insulations for refrigerant line is also damaged by weather and age . Replacement of insulation is recommended
- Exposed electrical wires are noted . Repairs are needed .



AC Condenser



AC Condenser label



Refrigerant lines are weathered



Exposed electric wires

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

### Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

#### Water Heating System

##### General Observation

Functional

Satisfactory / Fair

# Shield Inspect Inc

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

**Brand:** Richmond **Year Model:** 2010  
**Model #:** 6G40-36F1 **Serial #:** RMLN1110404680  
**Type of system:** Gas demand water heater  
**Fuel type:** Natural Gas **Tank capacity:** 40 gallon  
**Location:** Hallway closet  
**Ventilation type:** Natural draft - galvanized steel pipe

## Further Comments

- Combustion air inlet is obstructed and clogged by dirt and can affect the performance of the water heater
- Hot water shut off is missing and recommended .
- Cleaning the location of the water heater and furnace is needed to avoid future fire risks and to ensure a normal performance of the appliances



Water hester



Water heater label



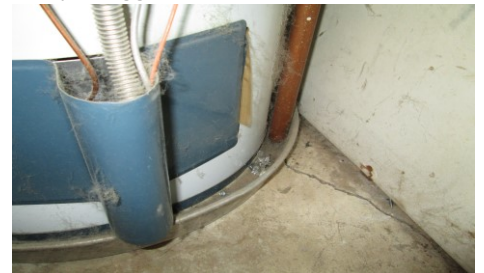
Dirty /clogged air inlet



Cold water shut off



Dirty thermostat and gas valve



Dirt around water heater parts

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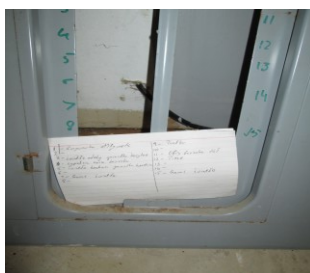


## Shield Inspect Inc

Date Of Inspection: March 15, 2018

Inspection Address: 3582 Plymouth Ln, Island Lake, IL, 60042

### Additional Photos





## Shield Inspect Inc

Date Of Inspection: March 15, 2018

Inspection Address: 3582 Plymouth Ln, Island Lake, IL, 60042

### Informational