Inspection Report

Mr. Highrise Condo

Property Address:

exterior of condo building (northerly side)

Bull's Eye Home Inspection

Matthew Buller 450.011025
Matthew Buller 815-207-1391

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General Summary

Bull's Eye Home Inspection

Matthew Buller 815-207-1391

Customer
Mr. Highrise Condo

Address

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

1. Kitchen Components and Appliances

1.4 Windows

Repair or Replace

All the windows in the home (which appeared to be original to the unit) had condensation between the two panes. Condensation between the panes is a sign that the windows have lost their weather-stripping (and possibly inserted gases between panes). This can lead to further damage of the window and and greater heating and cooling bills due to increased drafts.

The windows also required more force than the average window to open. Consider having these windows replaced with more modern and energy efficient windows or at the very least have the weather-striping analyzed and repaired by a window professional.

1.5 Counters and a Representative Number of Cabinets

Repair or Replace

There was some loose "toe kick" plastic molding underneath the counters near the refrigerator. Have this properly secured by a qualified person.

1.8 Outlets, Wall Switches and Fixtures

Repair or Replace

The kitchen outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

2. Rooms

2.2 Floors

Repair or Replace

The carpeting in the unit was dated and had many "pop ups" and uneven areas throughout the unit. This is not only unsightly but can be a trip hazard. Either have the carpeting reset or replace entirely with new carpeting or other flooring material.

2.4 Doors (Representative number)

Repair or Replace

(1) Both doors to the bedrooms were "sticky" and not able to be closed properly without forcing them. Have a door specialist repair these doors so they close and lock properly.

(2) Some of the handles on multiple closet doors were loose and need securing.

2.5 Windows (Representative number)

Repair or Replace

All the windows in the home (which appeared to be original to the unit) had condensation between the two panes. Condensation between the panes is a sign that the windows have lost their weather-stripping (and possibly inserted gases between panes). This can lead to further damage of the window and and greater heating and cooling bills due to increased drafts.

The windows also required more force than the average window to open. Consider having these windows replaced with more modern and energy efficient windows or at the very least have the weather-striping analyzed and repaired by a window professional.

2.6 Outlets, Switches and Fixtures

Repair or Replace

Some of the outlets, mainly in the living room, had been painted over. This limited their ability to take a three-prong (grounded) appliance plug. Have these painted receptacles replaced with new receptacles by a licensed electrician.

3(A). Hall Bath

3.4.A Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace

(1) The caulking on the shower base, near some tiles were showing small gaps. Even small gaps in the caulking can allow water to enter and thus lead to moisture damage behind the tiles. Have the caulking redone were needed by a tub/bath professional.

Also, caulk behind the tub/shower control handle since water can seep behind here as well.

(2) The metal shower door supports were loose. Have this door examined and properly repaired by a professional since this could eventually lead to door failure.

3.5.A Outlets, Switches and Fixtures

Repair or Replace

(1) The bathroom outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI

3(A). Hall Bath

protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

(2) The "heat light" in the bathroom ceiling was touching the fixture enclosure. If left on for a long period of time there is the possibility that this could create a fire hazard. Since being a condo unit I could not evaluate area behind ceiling I recommended a electrician evaluate and reset this light bulb so it does not touch the fixture.

3.6.A **Exhaust Fan**

Repair or Replace

The consistently running (home owner can not turn it off) exhaust fan in the hall bath appeared to be drawing air sufficiently. **However**, i recommend that this be cleaned out for optimal performance. Contact HOA to see if they can perform repairs, if not contact a HVAC professional

3(B). Master Bath

3.4.B **Plumbing Water Supply and Distribution Systems and Fixtures**

Repair or Replace

(1) A significant amount of water was still coming out of the tub fixture during operating of the shower. Consider having a plumber correct since this can waste water use over time.

(2) Caulking is needed around the tub/shower fixtures to keep water from seeping behind tiles. Also some caulking around the tiles is needed. Have a qualified person preform these repairs.

3.5.B **Outlets, Switches and Fixtures**

Repair or Replace

(1) The bathroom outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

(2) As in the hall bath have a electrician evaluate and re-install fixture if needed.

3.6.B **Exhaust Fan**

Repair or Replace

The master bath exhaust fan appeared to NOT draw a significant amount of air out of the bathroom and was dirty. It is important to have a well working exhaust fan in baths where there is a shower since it helps keep the humidity manageable. Excess humidity can lead to pealing paint and mold/fungal issues. Contact HOA regarding the responsibility of this repair before contacting a HVAC professional to repair.

4. Plumbing System

4.1 **Plumbing Water Supply and Distribution Systems and Fixtures**

Repair or Replace

4. Plumbing System

All the fixtures appeared OK However, the toilets showed significant iron deposit residue in the tanks. Have a plumber cleaned out these tanks and examine the pluming system for signs of high iron levels or further deposits.

NOTE: No other iron staining on fixtures or iron color water was noted when testing the water.

5. Electrical System

5.2 **Branch Circuit Conductors, Overcurrent Devices and Compatibilty of their Amperage and Voltage**

Repair or Replace

The condo unit has a **Pushmatic** brand panel that appears original to the unit. There were no visible problems with this panel box and adjoining branch wires that i observed. Although this panel does not display any notable defects I do recommend that it be upgraded to a modern regular circuit breaker type panel. Though they have not had a mass recall on them in Illinois there have been more problems associated with pushmatic panels than others and are considered obsolete by many electricians. Furthermore, newer panels are easier to reset and can handle Arc Fault interrupter breakers which meet modern standards for bedroom circuits for increased fire protection. Have a licensed electrician upgrade this panel.

5.3 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace

All the light bulbs in the closets did NOT have fixtures around them. A globe style fixture is recommended in closets since hot incandescent bulbs can be a fire hazard if storage is put up against them while the light is left on. Have a qualified person install globe fixtures on all the closet lights.

5.7 **Smoke Detectors**

Repair or Replace

There was only one smoke detector in the unit and it **DID NOT** function when tested. Replace batteries and retest unit, if test failed buy and install (at least two for this unit) new smoke detectors.

For your information install Smoke Alarms/detectors:

1. On every level of your home, including finished attics and basements.

2. Inside every bedroom, especially if people sleep with the door partly or completely closed.

3. In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long

(12 meters), install a unit at each end.

4. At the top of the first-to-second floor stairway, and at the bottom of the basement stairway

5.8 **Carbon Monoxide Detectors**

Repair or Replace

Inspector could not determine if smoke alarm was duel carbon monoxide/smoke detector or not. Install at **least one** carbon monoxide detector in the unit.

5. Electrical System

For your information install carbon monoxide (CO2) detectors:

Carbon monoxide detectors should be located near the sleeping area, where it can wake you if you are asleep. Additional

detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning.

Remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances.

6. Heating / Central Air Conditioning

6.0 Heating Equipment

Repair or Replace

The electric window based heaters did function and responded to controls properly. All produces sufficient heat however, the heater unit in the hall bedroom produced a slight burning smell after being turned on. Since this could be a larger issue I recommend having a electrician familiar with these units further inspect and make any necessary repairs.

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

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Date: 10/9/2014	**Time:** 04:20 PM	**Report ID:**
Property:	**Customer:** Mr. Highrise Condo	**Real Estate Professional:**

Comment Key or Definitions

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

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

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

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

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

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent, Customer and Seller	Condominium	Over 25 Years

Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 65	Clear	Damp

Rain in last 3 days:
No

1. Kitchen Components and Appliances

kitchen

garbage disposal

		IN	NI	NP	RR
1.0	Ceilings	•			
1.1	Walls	•			
1.2	Floors	•			
1.3	Pantry/Closet Doors	•			
1.4	Windows				•
1.5	Counters and a Representative Number of Cabinets				•
1.6	Plumbing Drain and Vent Systems	•			

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

Styles & Materials

Cabinetry:
Wood
Veneer

Countertop:
Composite
Laminate

		IN	NI	NP	RR
1.7	Plumbing Water Supply Faucets and Fixtures	•			
1.8	Outlets, Wall Switches and Fixtures				•
1.9	Dishwasher		•		
1.10	Ranges/Ovens/Cooktops		•	•	
1.11	Trash Compactor			•	
1.12	Food Waste Disposer	•			
1.13	Microwave Cooking Equipment		•		
1.14	Clothes Dryer Vent Piping			•	

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Comments:

1.4 All the windows in the home (which appeared to be original to the unit) had condensation between the two panes. Condensation between the panes is a sign that the windows have lost their weather-stripping (and possibly inserted gases between panes). This can lead to further damage of the window and and greater heating and cooling bills due to increased drafts.

The windows also required more force than the average window to open. Consider having these windows replaced with more modern and energy efficient windows or at the very least have the weather-striping analyzed and repaired by a window professional.

1.4 Item 1(Picture)

1.5 There was some loose "toe kick" plastic molding underneath the counters near the refrigerator. Have this properly secured by a qualified person.

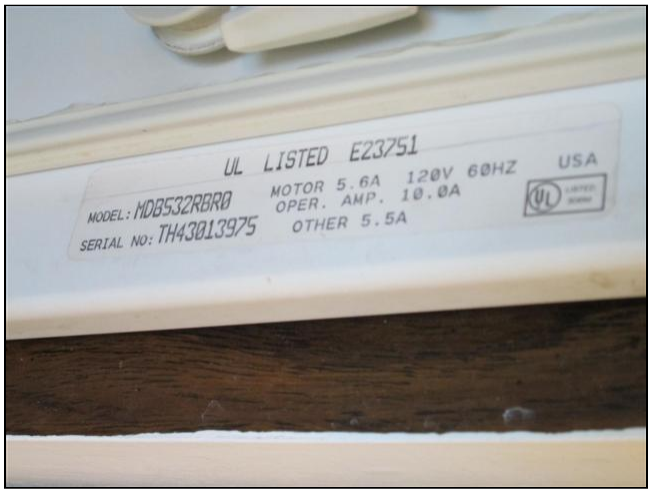
1.5 Item 1(Picture) loose molding

1.8 The kitchen outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

1.8 Item 1(Picture) No GFCI near kitchen sink

1.9 Note: inspector does not run dishwashers when on upper floor units incase of leaks.



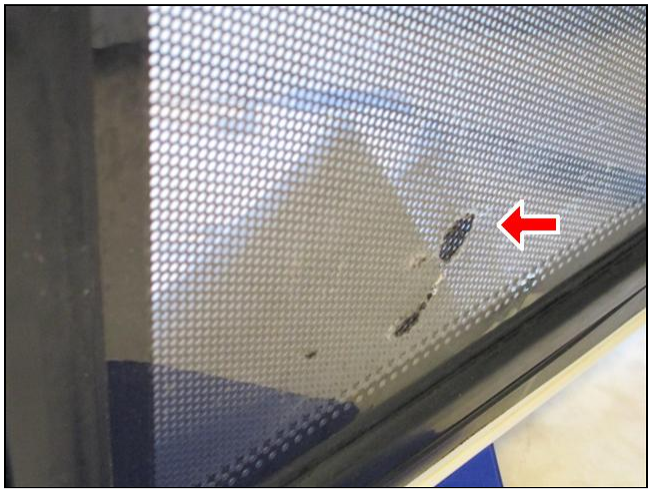
1.9 Item 1(Picture) data plate on dishwasher

1.10 The range/oven appeared to be original to the condo unit. The electric burners where tested and produced significant heat for cooking. The top and bottom oven/microwave were not tested due to items being stored in them.

1.10 Item 1(Picture) Microwave and oven

1.10 Item 2(Picture) oven data plate

1.13 Microwave above range was not tested due to it being used as storage. Home owner was using a table top microwave which worked but had some damage to the glass in the door.



1.13 Item 1(Picture) damage in glass of microwave

1.13 Item 2(Picture) damage to table top microwave

1.14 Inspector did not see a clothes washer or dryer in the unit.

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

2. Rooms

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

living room

dining room

master bedroom

hall bedroom

		IN	NI	NP	RR
2.0	Ceilings	•			
2.1	Walls	•			
2.2	Floors				•
2.3	Steps, Stairways, Balconies and Railings			•	
2.4	Doors (Representative number)				•

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

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Tile

Window Types:
Single-hung

Window Manufacturer:
UNKNOWN

		IN	NI	NP	RR
2.5	Windows (Representative number)				•
2.6	Outlets, Switches and Fixtures				•

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Comments:

2.2 The carpeting in the unit was dated and had many "pop ups" and uneven areas throughout the unit. This is not only unsightly but can be a trip hazard. Either have the carpeting reset or replace entirely with new carpeting or other flooring material.

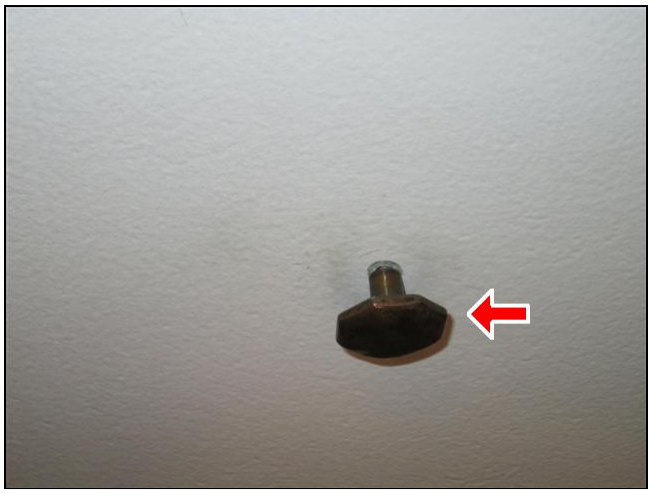
2.2 Item 1(Picture) examples of poorly laid carpet in living room

2.3 This was a single level condo, so no stairs present. HOWEVER, inspector observed that the balusters, vertical bars on the balcony railing, had a larger gap than the standard 4" recommended for balusters. This can be **hazardous to small children and pets** since they can slip between these gaps. Discuss with the HOA regarding the possibility of replacing these railings with balusters of the proper spacing. At the minimum keep small children and pets **away from the balcony.** Inspector recommends **childproofing** the two sliding doors to the balcony as well. Child proof items of this type can be found at most home/childcare stores.

2.3 Item 1(Picture) large gap balusters on balcony railing

2.4 (1) Both doors to the bedrooms were "sticky" and not able to be closed properly without forcing them. Have a door specialist repair these doors so they close and lock properly.

(2) Some of the handles on multiple closet doors were loose and need securing.



2.4 Item 1(Picture) loose closet handles

2.5 All the windows in the home (which appeared to be original to the unit) had condensation between the two panes. Condensation between the panes is a sign that the windows have lost their weather-stripping (and possibly inserted gases between panes). This can lead to further damage of the window and and greater heating and cooling bills due to increased drafts.

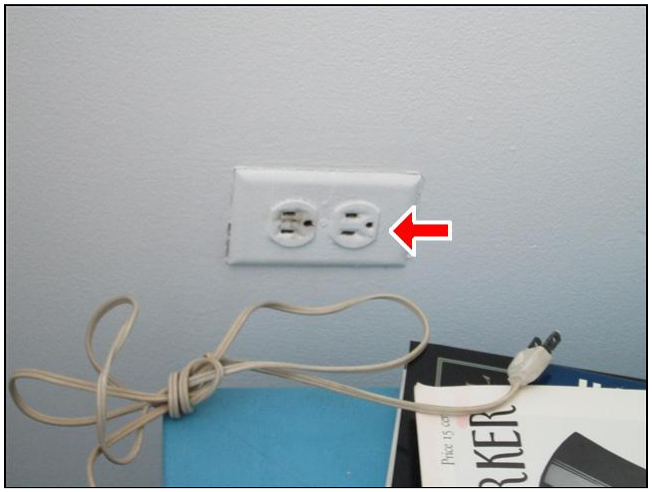
The windows also required more force than the average window to open. Consider having these windows replaced with more modern and energy efficient windows or at the very least have the weather-striping analyzed and repaired by a window professional.

2.5 Item 1(Picture) condensation between window panes

2.5 Item 2(Picture) condensation on sliding windows

2.5 Item 3(Picture) more condensation

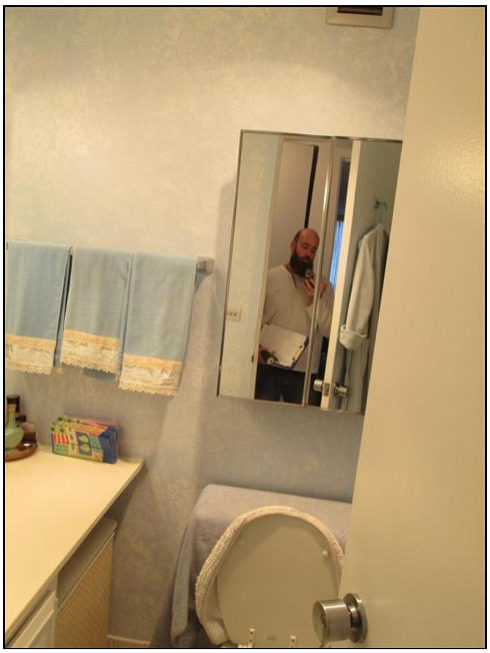
2.6 Some of the outlets, mainly in the living room, had been painted over. This limited their ability to take a three-prong (grounded) appliance plug. Have these painted receptacles replaced with new receptacles by a licensed electrician.



2.6 Item 1(Picture) tight recepticle

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

3(A) . Hall Bath



Hall bath

		IN	NI	NP	RR
3.0.A	Counters and Cabinets	•			
3.1.A	Doors (Representative number)	•			
3.2.A	Windows			•	
3.3.A	Plumbing Drain, Waste and Vent Systems	•			
3.4.A	Plumbing Water Supply and Distribution Systems and Fixtures				•
3.5.A	Outlets, Switches and Fixtures				•
3.6.A	Exhaust Fan				•

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

Styles & Materials

Exhaust Fans:
Fan only
Extra Info : heat light seperated

Comments:

3.2.A No windows were present in the bathroom, however there was a constantly running (whole building) exhaust fan.

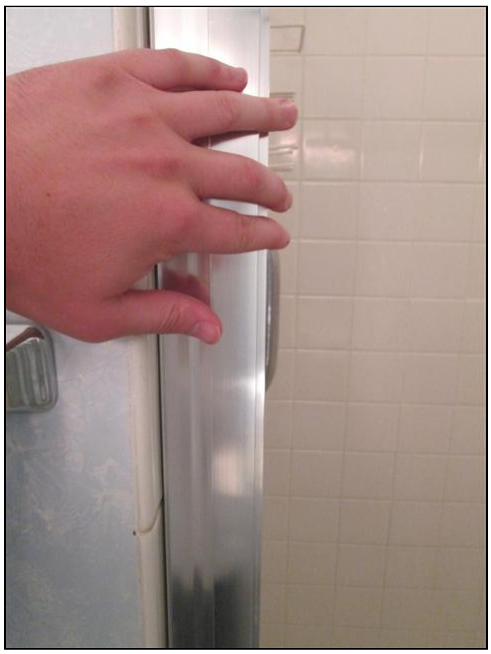
3.4.A (1) The caulking on the shower base, near some tiles were showing small gaps. Even small gaps in the caulking can allow water to enter and thus lead to moisture damage behind the tiles. Have the caulking redone were needed by a tub/ bath professional.

Also, caulk behind the tub/shower control handle since water can seep behind here as well.

3.4.A Item 1(Picture) caulk at tile/shower pan juncture

3.4.A Item 2(Picture) caulk around shower fixtures

(2) The metal shower door supports were loose. Have this door examined and properly repaired by a professional since this could eventually lead to door failure.



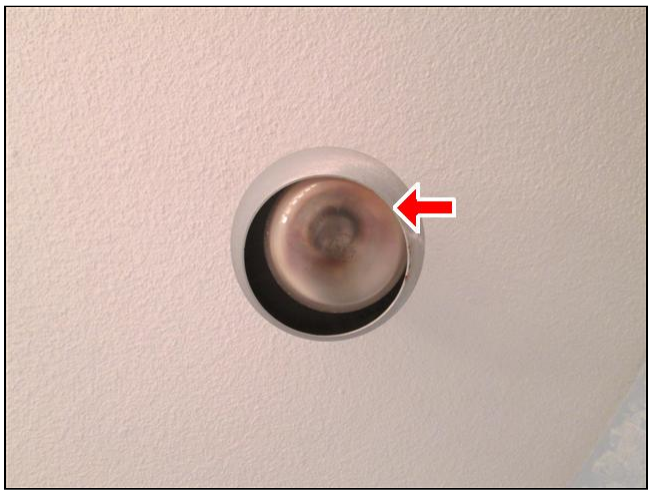
3.4.A Item 3(Picture) loose door hardware

3.5.A (1) The bathroom outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

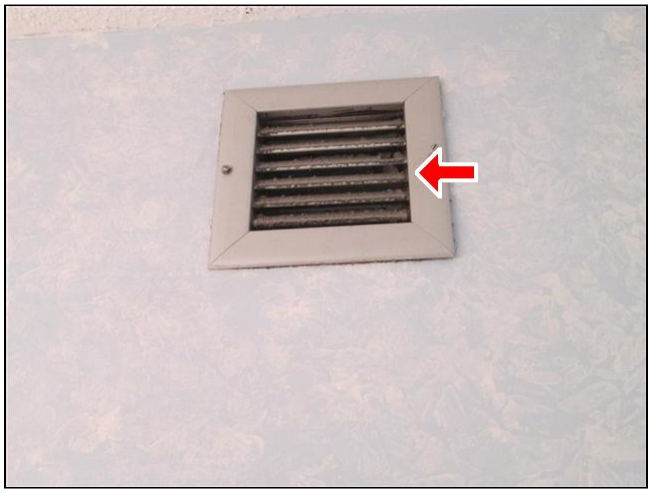
3.5.A Item 1(Picture) No GFCI

(2) The "heat light" in the bathroom ceiling was touching the fixture enclosure. If left on for a long period of time there is the possibility that this could create a fire hazard. Since being a condo unit I could not evaluate area behind ceiling I recommended a electrician evaluate and reset this light bulb so it does not touch the fixture.



3.5.A Item 2(Picture)

3.6.A The consistently running (home owner can not turn it off) exhaust fan in the hall bath appeared to be drawing air sufficiently. **However**, i recommend that this be cleaned out for optimal performance. Contact HOA to see if they can perform repairs, if not contact a HVAC professional



3.6.A Item 1(Picture) dirty fan

3(B) . Master Bath

		IN	NI	NP	RR
3.0.B	Counters and Cabinets	•			
3.1.B	Doors (Representative number)	•			
3.2.B	Windows			•	
3.3.B	Plumbing Drain, Waste and Vent Systems	•			
3.4.B	Plumbing Water Supply and Distribution Systems and Fixtures				•
3.5.B	Outlets, Switches and Fixtures				•
3.6.B	Exhaust Fan				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Styles & Materials

Exhaust Fans:
Fan only
Extra Info : heat light seperate

Comments:

3.2.B No window was present in the bathrooms

3.4.B (1) A significant amount of water was still coming out of the tub fixture during operating of the shower. Consider having a plumber correct since this can waste water use over time.

3.4.B Item 1(Picture)

(2) Caulking is needed around the tub/shower fixtures to keep water from seeping behind tiles. Also some caulking around the tiles is needed. Have a qualified person preform these repairs.

3.4.B Item 2(Picture) caulking needed

3.5.B (1) The bathroom outlets near the sink were **not** GFCI outlets! Ground fault circuit interrupter (GFCI) outlets shut off electrical flow instantaneously if they detect a "leak" (a short or a potential shock situation) in the current flow. Since water is a increases risk of electrocution in all "wet" areas of the home (sinks, tubs, etc) should have GFCI protection on any outlets near them. Have all the outlets near the sinks in the condo be installed with GFCI receptacles by a licensed electrician.

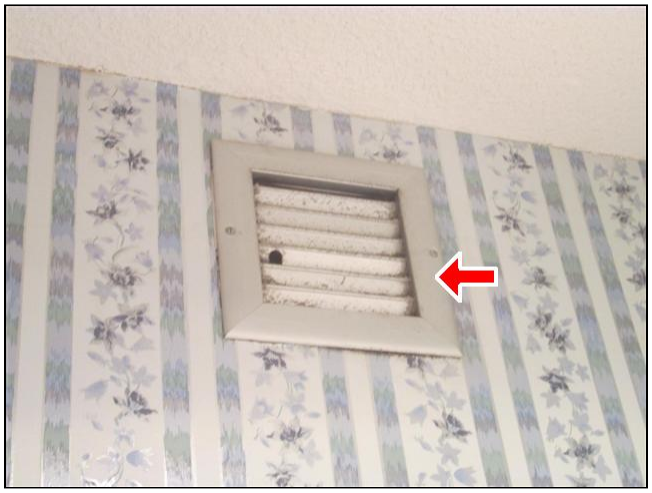
NOTE: GFCI outlets should be tested weekly by the home owner by using the test and reset buttons on the receptacle. If the test does not preform as it should have a licensed electrician evaluate and make necessary repairs.

3.5.B Item 1(Picture) no GFCI

(2) As in the hall bath have a electrician evaluate and re-install fixture if needed.

3.5.B Item 2(Picture) light near fixture

3.6.B The master bath exhaust fan appeared to NOT draw a significant amount of air out of the bathroom and was dirty. It is important to have a well working exhaust fan in baths where there is a shower since it helps keep the humidity manageable. Excess humidity can lead to pealing paint and mold/fungal issues. Contact HOA regarding the responsibility of this repair before contacting a HVAC professional to repair.



3.6.B Item 1(Picture) dirty and week drawing fan

4. Plumbing System

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

drain trap under kitchen sink

		IN	NI	NP	RR
4.0	Plumbing Drain, Waste and Vent Systems	•			
4.1	Plumbing Water Supply and Distribution Systems and Fixtures				•
4.2	Hot Water Systems, Controls, Chimneys, Flues and Vents		•		
4.3	Main Water Shut-off Device (Describe location)			•	
4.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	

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

IN NI NP RR

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper
Not visible
Extra Info : not all sections of pipe visibaly, but those that were were copper

Plumbing Waste Line:

PVC
Extra Info : some metal

Water Heater Location:
No Water heater
Extra Info : not in unit

Comments:

4.1 All the fixtures appeared OK However, the toilets showed significant iron deposit residue in the tanks. Have a plumber cleaned out these tanks and examine the pluming system for signs of high iron levels or further deposits.

NOTE: No other iron staining on fixtures or iron color water was noted when testing the water.

4.1 Item 1(Picture) iron deposits in toilet tank

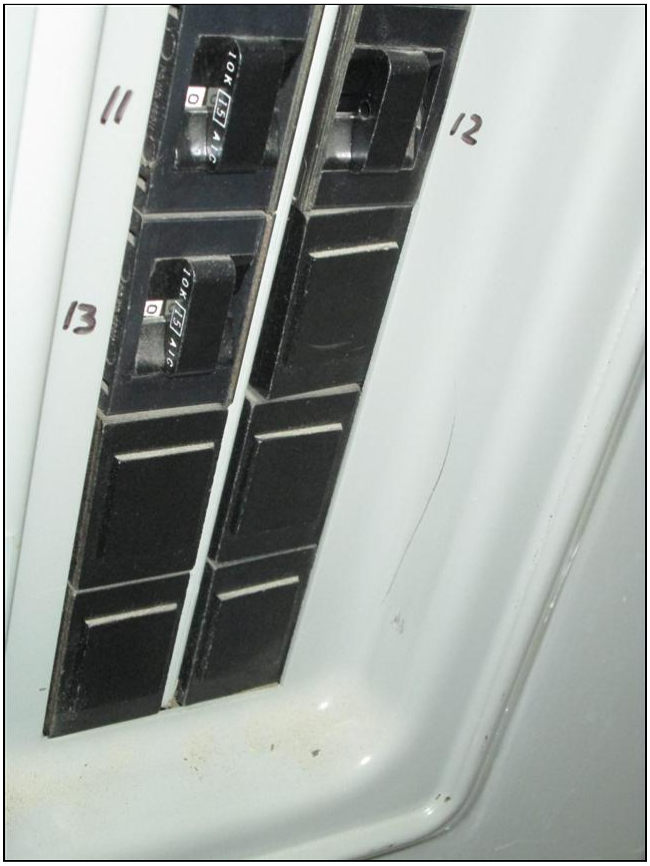
4.2 No water heater was present in the unit. It is likely downstairs and controlled by the building. However, the water did heat quickly adequately.

4.4 There was no gas in the home, heaters were electric

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

5. Electrical System

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



panel

		IN	NI	NP	RR
5.0	Service Entrance Conductors		•		
5.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels		•		
5.2	Branch Circuit Conductors, Overcurrent Devices and Compatibilty of their Amperage and Voltage				•
5.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•

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

IN	NI	NP	RR

Styles & Materials

Electrical Service

Conductors:
Copper

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
ITE
Extra Info : Pushmatic

Branch wire 15 and 20

AMP:
Copper

		IN	NI	NP	RR
5.4	Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•			
5.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
5.6	Location of Main and Distribution Panels	•			
5.7	Smoke Detectors				•
5.8	Carbon Monoxide Detectors				•
	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	**IN**	**NI**	**NP**	**RR**

Wiring Methods:
Not Visible

Comments:

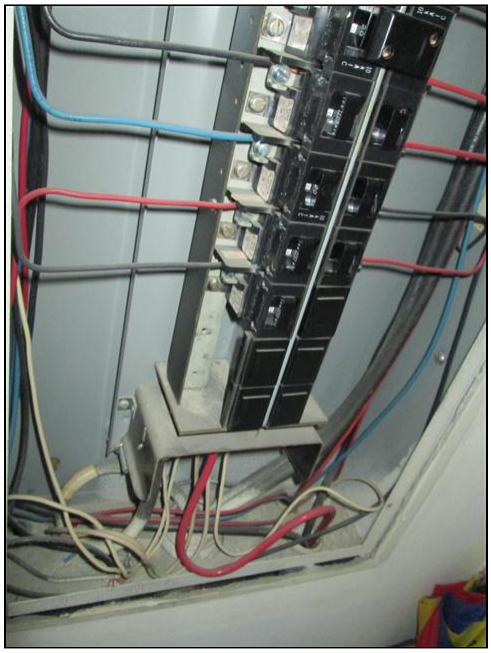
5.0 HOAs responsibility

5.1 HOAs responsibility

5.2 The condo unit has a **Pushmatic** brand panel that appears original to the unit. There were no visible problems with this panel box and adjoining branch wires that i observed. Although this panel does not display any notable defects I do recommend that it be upgraded to a modern regular circuit breaker type panel. Though they have not had a mass recall on them in Illinois there have been more problems associated with pushmatic panels than others and are considered obsolete by many electricians. Furthermore, newer panels are easier to reset and can handle Arc Fault interrupter breakers which meet modern standards for bedroom circuits for increased fire protection. Have a licensed electrician upgrade this panel.

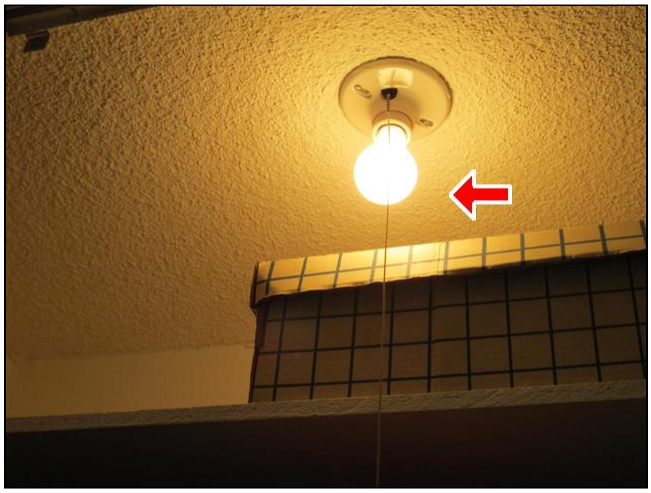
5.2 Item 1(Picture) pushmatic style breakers

5.2 Item 2(Picture) pushmatic panel with cover off



5.2 Item 3(Picture) bottom of panel

5.3 All the light bulbs in the closets did NOT have fixtures around them. A globe style fixture is recommended in closets since hot incandescent bulbs can be a fire hazard if storage is put up against them while the light is left on. Have a qualified person install globe fixtures on all the closet lights.



5.3 Item 1(Picture) bare bulb near storage

5.5 no GFCIs present in the unit! (as noted in bath and kitchen sections)

5.6 The electrical panel was located on the left side wall inside the closet near the entrance.

5.7 There was only one smoke detector in the unit and it **DID NOT** function when tested. Replace batteries and retest unit, if test failed buy and install (at least two for this unit) new smoke detectors.

For your information install Smoke Alarms/detectors:

1. On every level of your home, including finished attics and basements.

2. Inside every bedroom, especially if people sleep with the door partly or completely closed.

3. In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long

(12 meters), install a unit at each end.

4. At the top of the first-to-second floor stairway, and at the bottom of the basement stairway

5.7 Item 1(Picture) "dead" smoke detector in hall

5.8 Inspector could not determine if smoke alarm was duel carbon monoxide/smoke detector or not. Install at **least one** carbon monoxide detector in the unit.

For your information install carbon monoxide (CO2) detectors:

Carbon monoxide detectors should be located near the sleeping area, where it can wake you if you are asleep. Additional

detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning.

Remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances.

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

6. Heating / Central Air Conditioning

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

		IN	NI	NP	RR
6.0	Heating Equipment				•
6.1	Normal Operating Controls	•			
6.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			•	
6.3	Presence of Installed Heat Source in Each Room	•			
6.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
6.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
6.6	Gas/LP Firelogs and Fireplaces			•	
6.7	Cooling and Air Handler Equipment	•			
6.8	Normal Operating Controls	•			
6.9	Presence of Installed Cooling Source in Each Room	•			

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

Styles & Materials

Heat Type:
Electric heat

Energy Source:
Electric

Number of Heat Systems (excluding wood):
Four

Filter Type:
Washable

Types of Fireplaces:
None

Number of Woodstoves:
None

Cooling Equipment Type:
Window AC
Extra Info : same unit as heaters

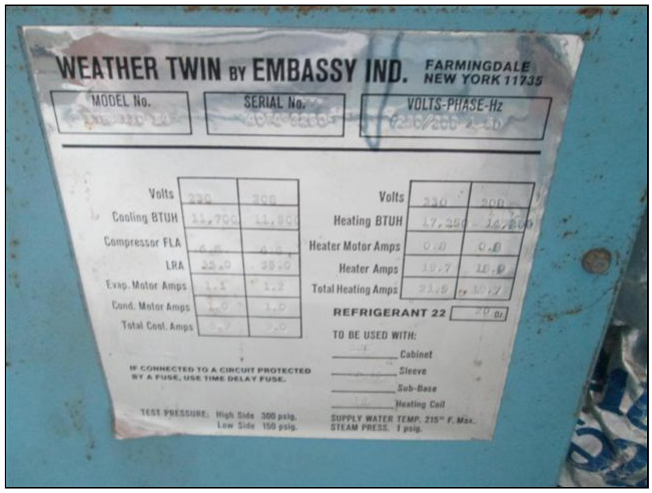
Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
None

Comments:

6.0 The electric window based heaters did function and responded to controls properly. All produces sufficient heat however, the heater unit in the hall bedroom produced a slight burning smell after being turned on. Since this could be a larger issue I recommend having a electrician familiar with these units further inspect and make any necessary repairs.

6.0 Item 1(Picture) heater in question



6.0 Item 2(Picture) data label for heater (note some controls differ on units)

6.2 there are no ducts with these heaters, the filters appeared clean.

6.3 There was **no heat source** in the bathrooms

6.7 The wall based heater/coolers provided adequate cooling at the time of inspection.

Note: inspection was done on a moderately cool day in october so I can not comment on how unit feels on hot summer days.

6.9 No cooling source was present in the bathrooms.

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

INVOICE

Bull's Eye Home Inspection
Matthew Buller 815-207-1391

Inspection Date: 10/9/2014
Report ID:

Inspected By: Matthew Buller

Customer Info:	**Inspection Property:**
Mr. Highrise Condo **Customer's Real Estate Professional:**	

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $200.00

Payment Method: Check
Payment Status: Paid
Note:

Bull's Eye Home Inspection

Matthew Buller 815-207-1391

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Agreement

Bull's Eye Home Inspection

Matthew Buller

Matthew Buller 815-207-1391