



SUMMARY

1234 Main Street Huntley IL 60142

Buyer Name  
10/18/2022 9:00AM

Michael Hetzel  
InterNACHI Certified Professional  
Inspector  
Wisdom Home Inspection Services LLC  
(224) 817-1511  
Mike@WisdomHIS.com



Summary Text (enter here)



ITEMS INSPECTED



MAINTENANCE ITEMS



MINOR DEFECT



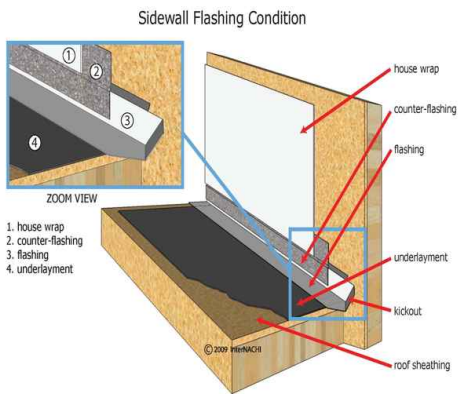
SAFETY HAZARDS

2.2.1 Flashing

**MISSING SIDE WALL FLASHING**

MINOR DEFECT

I observed areas where flashing was missing. Not installed. Improper installation of flashing. These areas of missing flashing are prone to water penetration. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation is recommended.

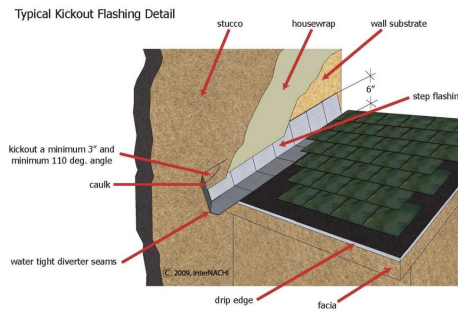


### 2.2.2 Flashing

#### MISSING KICKOUT FLASHING

MINOR DEFECT

I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.



Kick-out Flashing



At Front Deck



At Front Deck

### 2.2.3 Flashing

#### MISSING CHIMNEY FLASHING

MINOR DEFECT

It was observed that the chimney flashing was missing. If not installed, water intrusion will occur and which can lead to costly repairs.



Missing Chimney Flashing

2.5.1 Gutters & Downspouts



**DEBRIS IN GUTTERS**

I observed debris in the gutter. Cleaning and maintenance is recommended.



Garage

2.5.2 Gutters & Downspouts



**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.



## 2.5.3 Gutters &amp; Downspouts

**DOWNSPOUT DETACHED** MINOR DEFECT

I observed indications of a disconnected and detached downspout pipe. Easy fix.



## 3.1.1 Fireplace

**SMOKE DETECTOR DEFECT** SAFETY HAZARDS

I observed that there was not a smoke detector in the same room as the fireplace. This is a safety hazard. It is recommended that a smoke detector be installed

## 3.1.2 Fireplace

**CARBON MONOXIDE DETECTOR DEFECT** SAFETY HAZARDS

It was observed at the time of the inspection, that a Carbon Monoxide Detector was not installed or was not working in the same room as the fireplace. It is recommended that one be installed and tested.

## 3.2.1 Fireplace 2 (Basement)

**HEARTH DEFECT** SAFETY HAZARDS

I observed indications of joint separation, damage, or deterioration of the hearth, hearth extension, or chamber. Before using this fireplace correction is needed by a qualified fireplace professional.



Basement Fireplace

### 3.2.2 Fireplace 2 (Basement)

#### **CARBON MONOXIDE DETECTOR DEFECT**



It was observed at the time of the inspection, that a Carbon Monoxide Detector was not installed or was not working in the same room as the fireplace. It is recommended that one be installed and tested.

### 3.3.1 Factory-Built Chimney

#### **CHIMNEY FLASHING DEFECT**



I observed a defect at the chimney flashing. Prone to water leaking at this area.



3.3.2 Factory-Built Chimney  
**DEFECT AT CHIMNEY EXTERIOR**

 MINOR DEFECT

I observed indications of a defect at the chimney exterior materials. It is recommended that a qualified carpenter/contractor do further evaluation and repairs. If left unattended, costly repairs could result due to water penetration.



4.2.1 Exterior Door/Egress  
**MISSING CAULKING**

 MAINTENANCE ITEMS

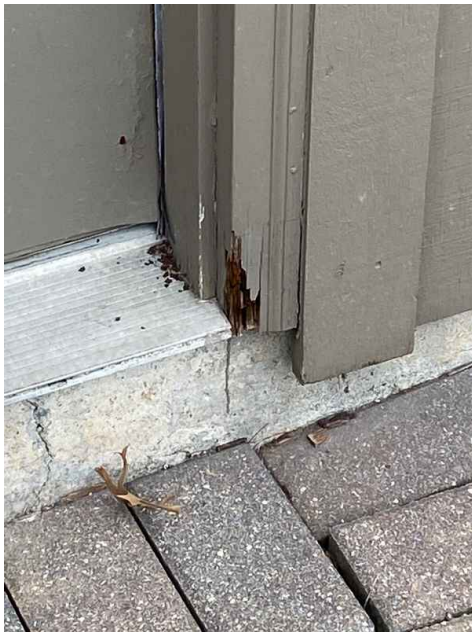
I observed missing caulking at the front exterior door.



4.2.2 Exterior Door/Egress  
**WOOD ROT AT DOOR**

 MINOR DEFECT

I observed wood rot at a/an exterior door(s). Further evaluation and correction is recommended.



4.2.3 Exterior Door/Egress  
**MISSING CAULKING**

 MAINTENANCE ITEMS

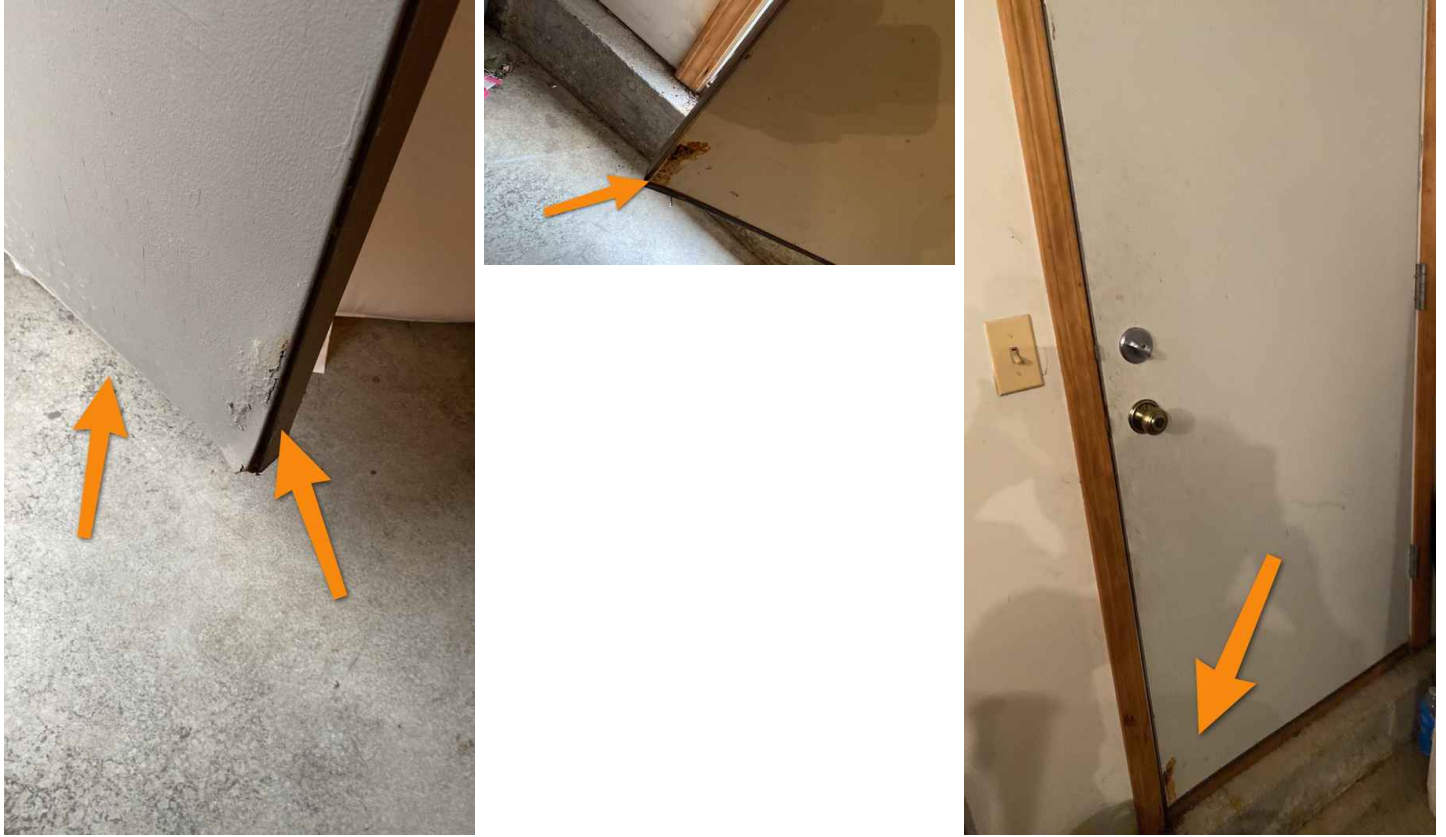
I observed missing caulking at the exterior door. It is recommended that be re-caulked to seal the building from moisture intrusion.

4.2.4 Exterior Door/Egress  
**STEEL DOOR DEFECT**

 MINOR DEFECT



It was observed that the steel entrance door in the garage is rusted and in need of repair or replacement.



4.4.1 Wall-Covering, Flashing & Trim

**WALL COVERING DEFECT**

I observed area of wood rot in several place at the exterior of the home.

 MINOR DEFECT



Siding at Basement Patio



Belly Board above Deck

#### 4.5.1 Vegetation, Surface Drainage, Retaining Walls & Grading

##### **DENSE VEGETATION**

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.





4.5.2 Vegetation, Surface Drainage, Retaining Walls & Grading  
**RETAINING WALL DEFECT**

MINOR DEFECT

I observed indication of a defect at the retaining wall.  
Correction and further evaluation is recommended.

4.5.3 Vegetation, Surface Drainage, Retaining Walls & Grading  
**VEGETATION GROWTH DEFECT**

MAINTENANCE ITEMS

I observed vegetation growth on the siding of the house. It is recommended that it be removed as the plants hold water which can cause moisture damage especially on the exterior wood siding.



4.6.1 GFCIs & Electrical  
**NO GFCI PROTECTION**

I observed that the exterior outlets are not GFCI Protected or non-operable.





Side at Front of Garage



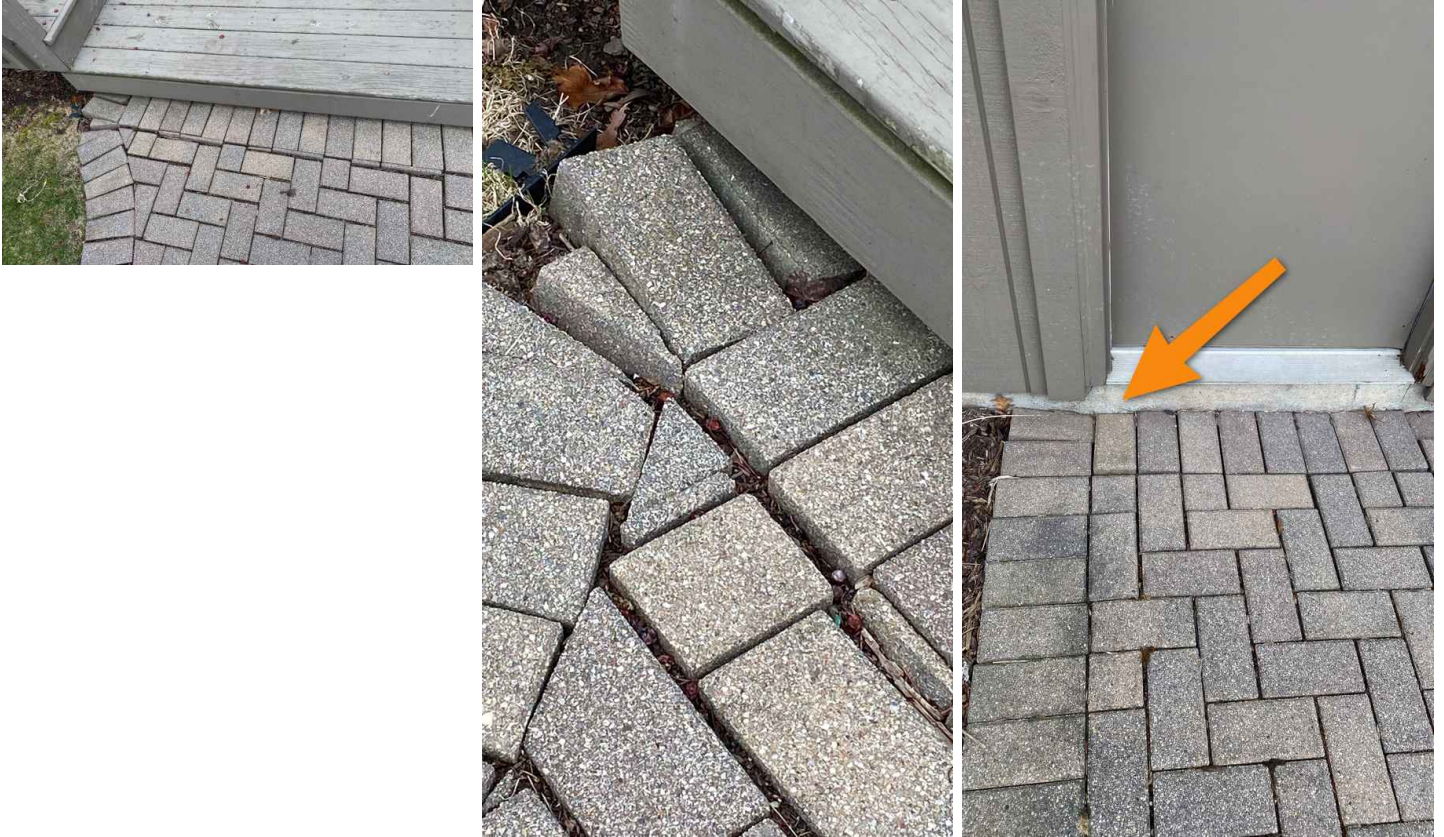
Receptical at Rear Deck

4.7.1 Walkways & Driveways

**BRICK PAVER DEFICEINCY**

 MINOR DEFECT

It was observed that the brick pavers at the front entrance deck have settled and are moving out of place. This could pose a trip hazard and further deterioration of the paver walkway will result.



Brick Pavers at Side Garage Door

#### 4.8.1 Stairs, Steps, Stoops, Stairways & Ramps

##### **FINISH DEFICIENCY**

**MAINTENANCE ITEMS**

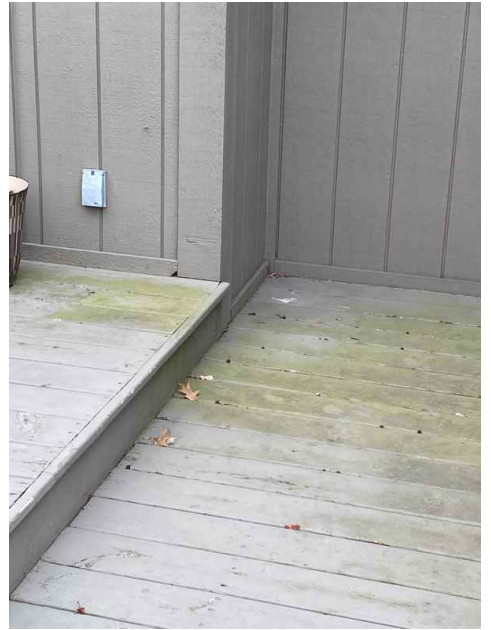
At the time of the inspection, it was observed that there were deficiencies in the finish of the decks and stairs. It is recommended that the deck and stairs be thoroughly cleaned and refinished to prevent deterioration. This is especially important on the front deck with the green algae and the areas that have been repaired. This shows that there is moisture in this area which someone may slip on and if not attended to will lead to wood rot and costly repairs.



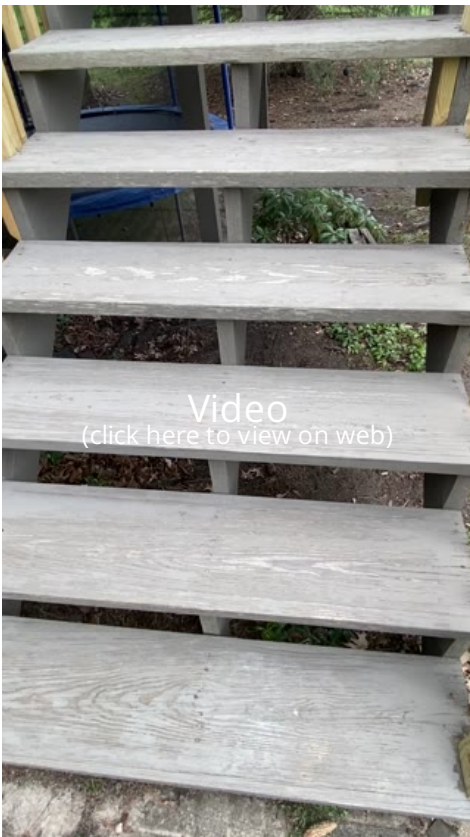
Entrance Deck



Entrance Deck



Entrance Deck



Stairs at Rear Deck



Rear Deck Stairs & Railings

[Video](#)  
(click here to view on web)

4.9.1 Porches, Patios, Decks, Balconies & Carports  
**DECK - INADEQUATE STRUCTURAL COMPONENT**

 MINOR DEFECT

I observed a structural defect at the deck. The deck's structural condition is inadequate. This is a major defect.

Correction and further evaluation of the deck is recommended.



Structural Defect

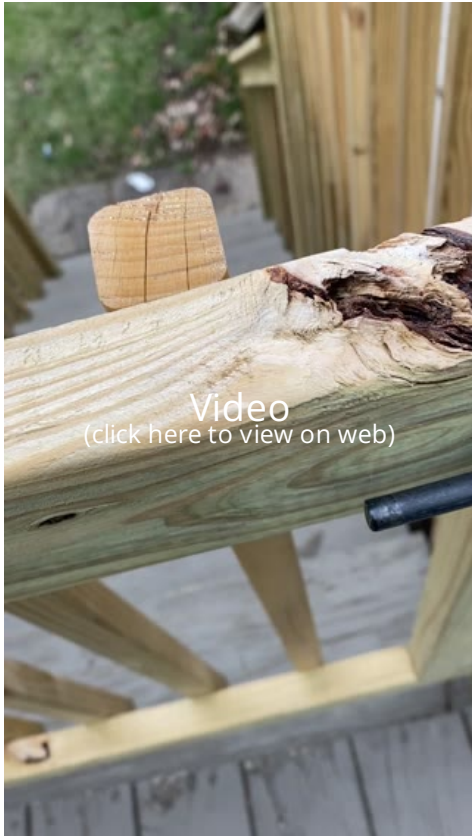
#### 4.9.2 Porches, Patios, Decks, Balconies & Carports

### DECK GATE DEFICEINCY

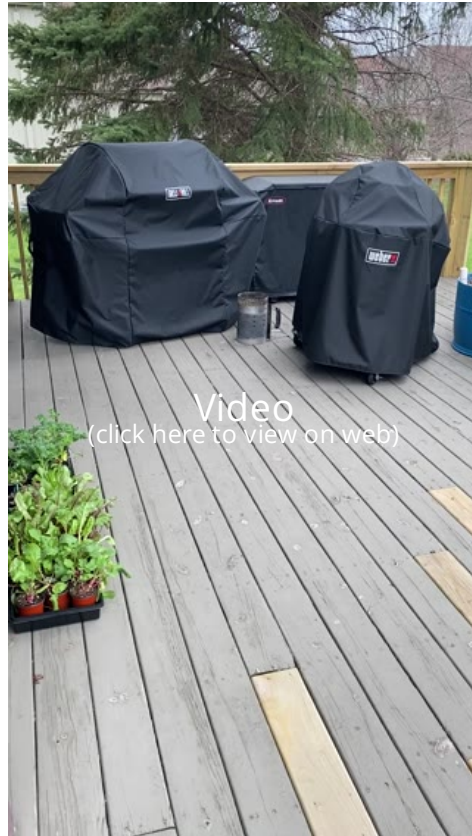


The top board at the gate has a knot in it with sharp edged. It is recommended that this board be replaced. The gate also is not level and pinches at the top.





Gate at Rear Deck



Rear Deck

4.9.3 Porches, Patios, Decks, Balconies & Carports

**GAS LINE DEFECT**

DECK

It was observed that there is a gas line sticking up through the deck floor. This line although it has the gas valve turned off it should be capped off especially with young children around! This is a potential fire hazard! This should be done on the underside of the deck. As it is now it is also a trip hazard. Recommend a qualified professional do further investigation and repairs.

 SAFETY HAZARDS



Gas Line Protruding Through Deck Flooring

4.10.1 Railings, Guards & Handrails

**HANDRAIL NOT GRASPABLE**

 MINOR DEFECT

I observed the deck handrails are not graspable. This condition is a safety hazard. Correction and further evaluation are recommended. Also, all repairs done to the railings, guards & handrails need a protective finish coat or staining.



5.7.1 Switches, Outlets & Cover Plates  
**ELECTRICAL SWITCH DEFECT**

 MINOR DEFECT

I observed defective switch(s) at the main floor hallway switch plate that was obsolete, broken, not mounted securely, did not operate a light, worn out, or in need of replacement. It is recommended that a qualified electrician do further evaluation and correction.

5.7.2 Switches, Outlets & Cover Plates  
**ELECTRICAL OUTLET DEFECT**

 SAFETY HAZARDS

I observed an outlet(s) that were defective. They were either obsolete, damaged, not wired correctly, not mounted securely, or worn and required replacement. The outlets in the master bedroom have two prongs and do not have a third grounding port. This is a shock hazard. It is recommended that a qualified electrician do further evaluation and correction.



Master Bedroom

6.3.1 Condensate

**DEFECT AT CONDENSATE**

 MINOR DEFECT

I observed effervescence at the air conditioner's condensate drainage line. I recommend a qualified HVAC technician do further evaluation and correction as needed.

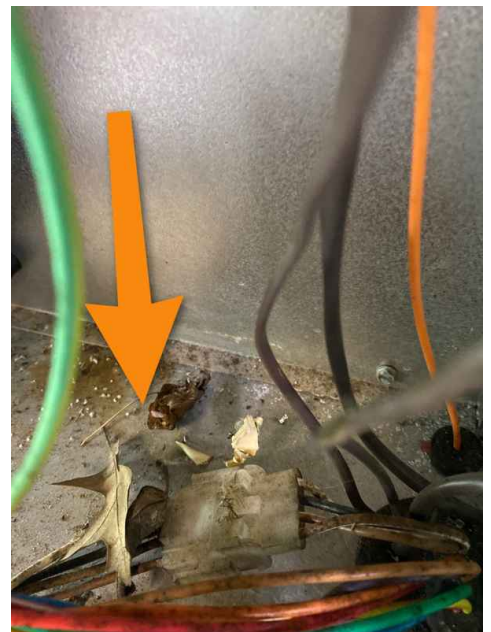


7.1.1 Heating System Information

**SERVICE TAG INDICATES DELAYED MAINTENANCE**

 MINOR DEFECT

I observed indications of delayed maintenance at the heating system. There was not a service tag posted anywhere around the furnace. It is recommended that the system be cleaned and inspected by a HVAC professional every year.



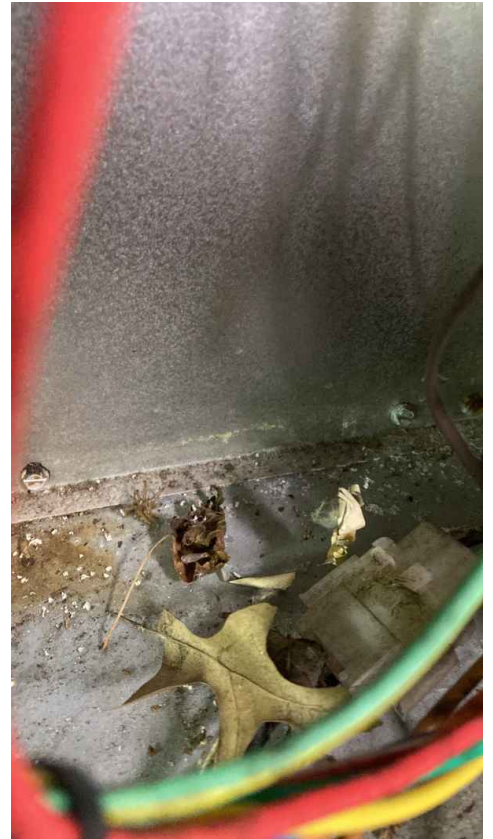
Debris Inside of Furnace

7.1.2 Heating System Information

**DEFECT AT HEATING SYSTEM**

 MINOR DEFECT

I observed a defect at the heating system.



7.1.3 Heating System Information  
**HUMIDIFIER MAINTENANCE**

 MAINTENANCE ITEMS

It was observed that the filter in the furnace humidifier was dirty. It is recommended that the filter be cleaned or changed.



7.1.4 Heating System Information  
**ELECTRICAL OUTLET DEFECTS**

 MINOR DEFECT

I observed that there was no power at the furnace outlet. This outlet should also be GFCI protected. It is recommended that a qualified professional do further evaluation and correction.



#### 7.2.1 Thermostat and Normal Operating Controls

### **ELECTRICAL DEFECT AT FURNACE**

It was observed that the electrical outlet at the furnace had no power to it. It is recommended that a qualified HVAC technician or electrician do further a evaluation and correction.

MINOR DEFECT



Outlet at Furnace

#### 7.3.1 Humidifier Installed at Furnace

### **HUMIDIFIER DEFECT**

#### FURNACE

It was observed that there is a defect at the furnace humidifier. There is considerable effervescence coming down the side of the furnace and also from the condensate tube from the furnace. It is recommended that a qualified HVAC technician do further evaluation and corrections.

MINOR DEFECT



#### 8.4.1 Hot Water Source

### DEFECT AT TPR VALVE DISCHARGE

MINOR DEFECT

I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.



TPR Valve Discharge

8.4.2 Hot Water Source

**DEFECT AT VENT CONNECTION PIPE**

 MINOR DEFECT

I observed a defect in the vent connection pipe of the hot water source. It is recommended that a qualified plumber do further evaluation and repair.



10.1.1 Doors

**DAMAGED DOOR**

 MINOR DEFECT

I observed damage to the door. The steel entrance door is rusting through. Recommend a qualified carpenter/contractor to replace the door.



Garage



Garage

10.2.1 Windows

**MISSING WINDOW SCREEN**

 MAINTENANCE ITEMS

I observed a missing window screen.

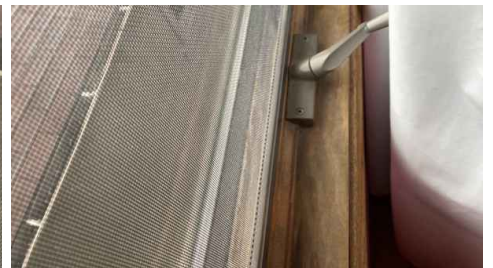
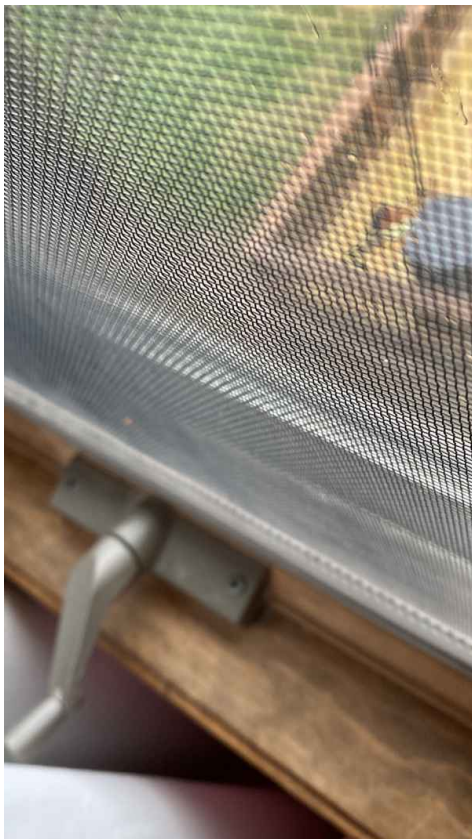


10.2.2 Windows

**WINDOW FINISH DEFECTS**

 MINOR DEFECT

It was observed the most of the windows in the house are thermal pane wood casement windows. It was observed that most of the windows have the finished deteriorating on the exterior side of the bottom rail. Because this part of the window is exposed to heating/cooling and moisture the finish has broken down. I did not observe any wood rot at this time. I recommend that a qualified painting contractor do further evaluations and repairs.







10.3.1 Switches, Fixtures & Receptacles  
**MISSING GROUND AT RECEPTACLE**

 MINOR DEFECT

I observed indications of missing, open, or disconnected ground at a receptacle. Hazard.



Master Bedroom

10.7.1 Presence of Smoke and CO Detectors  
**MISSING CO DETECTOR**

 SAFETY HAZARDS

I observed indications of a missing carbon monoxide detector in the rooms with fireplaces and in the laundry and furnace rooms. This is a Safety Hazard and in need of correction.

11.2.1 Sinks, Tubs & Showers

**HOT & COLD WAS REVERSED**

 MINOR DEFECT

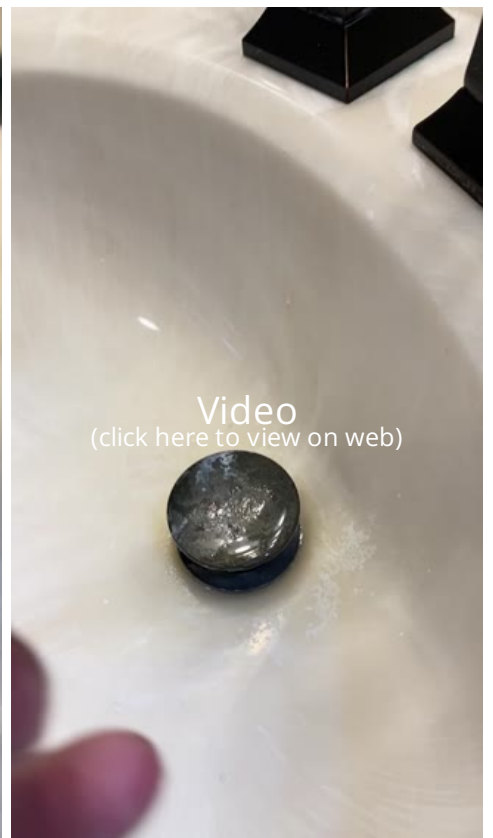
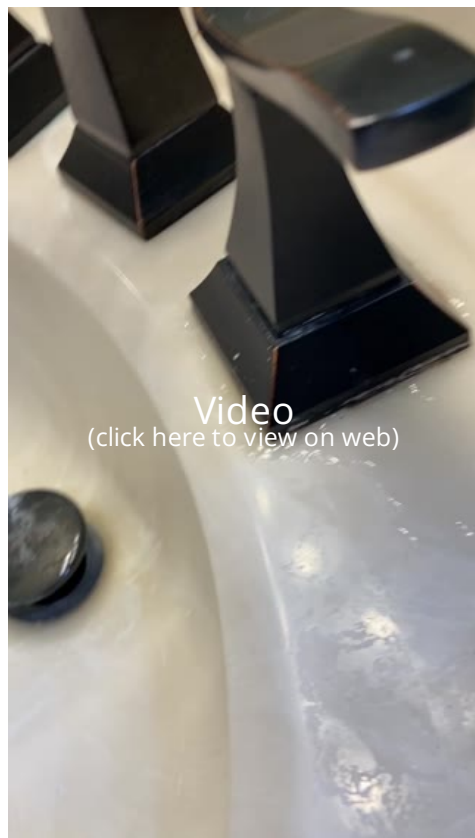
I observed that the hot and cold water supply at the fixture was reversed. The standard for a fixture is to have the hot water supply controlled by the valve or handle on the left and the cold water by the right-side handle. This was observed at the shower control and the jet tub controls.



11.2.2 Sinks, Tubs & Showers

**LAVATORY DRAIN DEFECT**

 MAINTENANCE ITEMS





### 11.3.1 Hydromassage Bathtub-Jetted

#### **MISSING ACCESS AT HYDROMASSAGE (JETTED) TUB**

MINOR DEFECT

I observed missing access to the electrical equipment for the hydromassage bathtub.

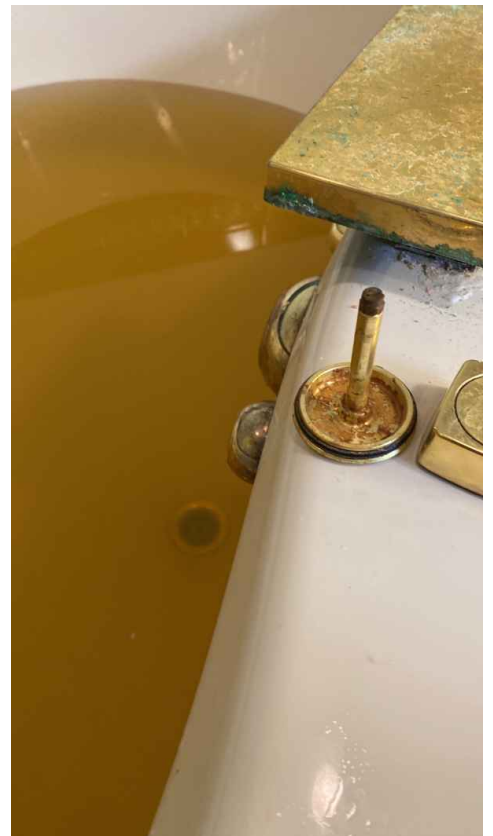
Access is required to all electrical equipment of the hydromassage tub. Receptacles supplying equipment must be located so the face is within direct view and within 1 foot of the service access opening.

### 11.3.2 Hydromassage Bathtub-Jetted

#### **TUB STOPPER DEFECT**

MINOR DEFECT

I observed that the tub stopper does not work. Defect.



## 11.3.3 Hydromassage Bathtub-Jetted

**JET TUB DEFICIENCY**

It was observed when the jet tub was full of water and normal operating controls were used, the jets did not operate. This is a material defect. The orange water is due to the water softener being removed and the water is not conditioned. It is recommended that qualified professionals do further evaluation and repair.



Jet Tub in Master Bath



Non-Operational Drain in Jet Tub

## 11.5.1 GFCI &amp; Electric in Bathroom

**GFCI IMPROPERLY WIRED**

I observed a defect at the GFCI in the bathroom. It was not properly wired. There is not GFCI protection at either receptacle. This is a safety hazard.



11.7.1 Cabinetry, Ceiling, Walls & Floor  
**CABINET DAMAGE**

 MAINTENANCE ITEMS

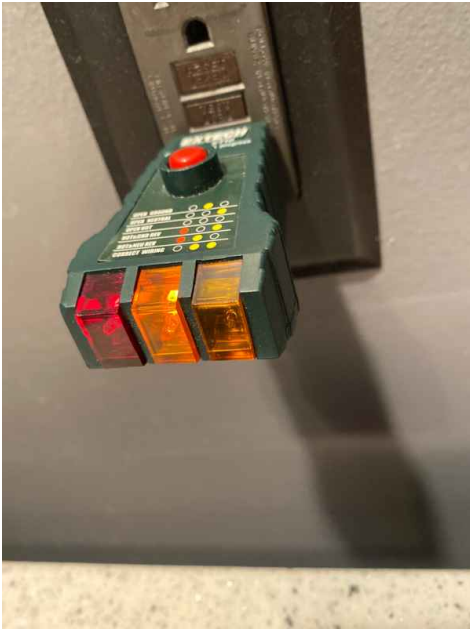
I observed indications of damage at the bathroom cabinetry.



12.5.1 GFCI & Electric in Bathroom  
**GFCI IMPROPERLY WIRED**

 SAFETY HAZARDS

I observed a defect at the GFCI in the bathroom. It was not properly wired.



14.1.1 Toilet

**TOILET MOUNTING DEFECT**

 MINOR DEFECT

I observed that the basement toilet was loose and leaking on to the floor.

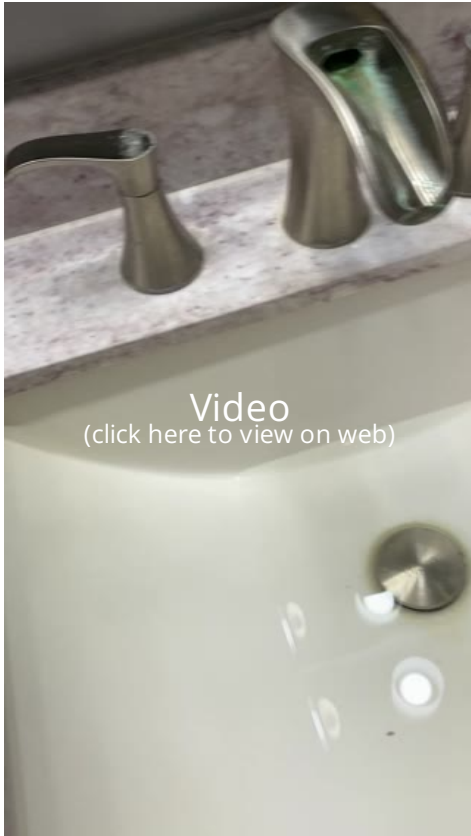


14.2.1 Sinks, Tubs & Showers

**LAVATORY DRAIN DEFECTS**

 MINOR DEFECT

It was observed that there were several defect witnesses the laboratory drains.



#### 14.4.1 GFCI & Electric in Bathroom **GFCI IMPROPERLY WIRED**

 SAFETY HAZARDS

I observed a defect at the GFCI in the bathroom. It was not properly wired. This outlet had hot & neutral reversed. Also the outlet was placed upside down. This is a potentially dangerous situation as there is no GFCI protection. It is recommended that a qualified electrician do further evaluation and corrections.



Bathroom #4

#### 17.3.1 Garage Vehicle Door Opener **WARNING LABEL DEFECT**

 MAINTENANCE ITEMS

There is a defect at a warning label.

The garage door should have the following warning labels:

1. a spring warning label attached to the spring assembly or the back of the door panel;
2. a general warning label attached to the back of the door panel;
3. a warning label near the wall control button; and
4. two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.



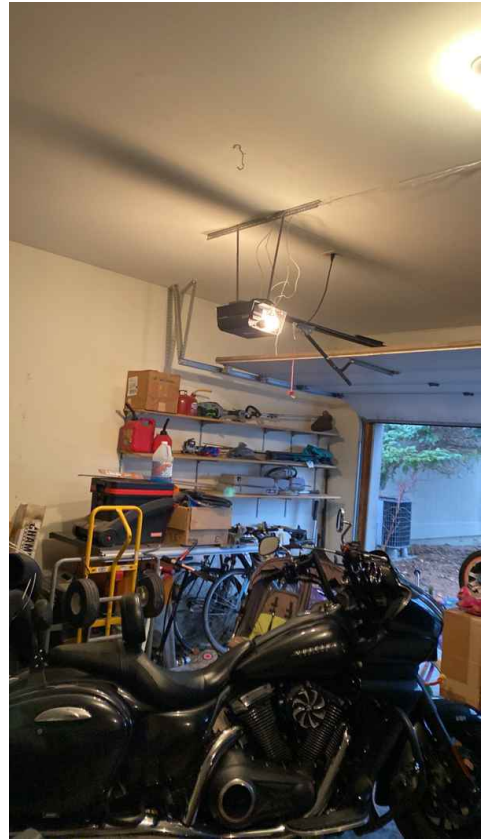




Garage Door #3



Garage Door #2



Garage Door #1

17.4.1 Electric in Garage

**MISSING GFCI-PROTECTION IN GARAGE**

 MINOR DEFECT

I observed a receptacle in the GFCI in the attached garage (or ground fault circuit interrupter). When tested it functioned properly.

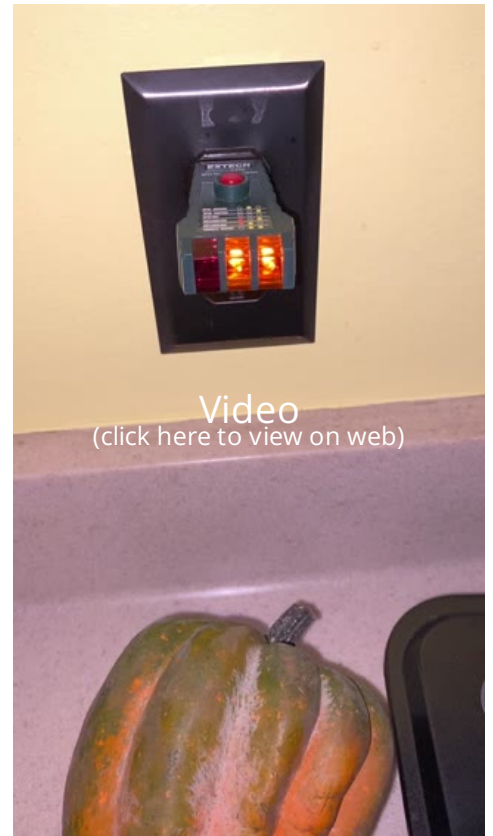
GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.



## 18.2.1 GFCI

**MISSING GFCI PROTECTION** MINOR DEFECT

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

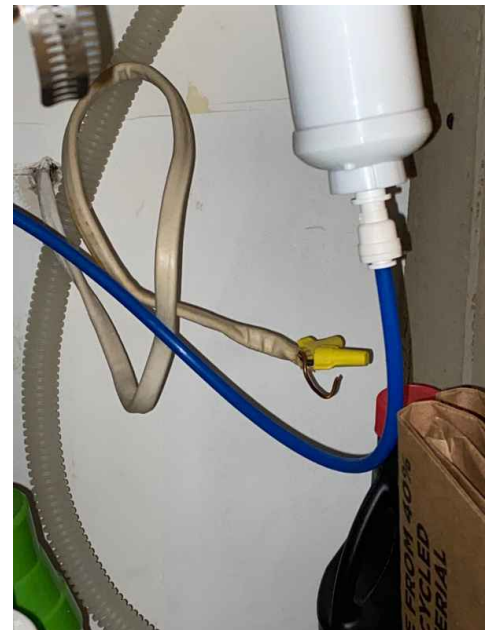


## 18.3.1 Dishwasher

**ELECTRICAL DEFECT**

UNDER KITCHEN SINK

It was observed that an open NM cable is exposed under the kitchen sink. This is a safety hazard. It is recommended that an electrician do further evaluation and correction.

 SAFETY HAZARDS

## 18.7.1 Built-in Microwave

**MICROWAVE LIGHTING DEFECT** MAINTENANCE ITEMS

It was observed that the light at the microwave over the range did not work.

18.8.1 Kitchen Island

**GFCI PROTECTION MISSING**



It was noted that the electrical outlets at the kitchen island were not GFCI protected. It is recommended that an electrician evaluate and repair.

18.11.1 Windows

**WINDOW FINISH DEFECT**



I observed that the finish on outside of the windows was peeling away,

