



60 Liberty Ln  
Highland, IL 62249

Inspected By: Travis Moore

Prepared For: Amy Cadagin

Inspected On Thu, Feb 6, 2025 at 1:00 PM

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## Report Summary

### CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

**Reinspected Repaired Item:** These are items that were reinspected at a date after the original inspection date at the buyers request that were fixed and or corrected.

**Reinspected Not Repaired Item:** These are items that were reinspected at a date after the original inspection date at the buyers request that were not fixed and or corrected.

**Safety Issue:** Denotes a condition that is unsafe and in need of prompt attention.

**Further Evaluation Recommended:** Denotes a condition in which a specialized professional from a specific field should be consulted with.

**Repair:** Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** Denotes improvements which are recommended but not required.

**Monitor:** Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

### Further Evaluation Recommended

#### **Comment 3**

##### **Roof: Recommendations / Observations: Sloped Roofing**

The roofing is in less than ideal condition. Excessive granular loss, wear and tear as well as exposed shingle fibers were noted consistently across the roof covering. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Refer to a licensed roofer for further review and recommendations.

#### **Comment 14**

##### **Exterior: Recommendations / Observations: Porch/Patios**

The brick veneer wall at the left side of the front porch appears to be pulling away from the porch. Should further movement occur larger than typical repairs will be needed. Refer to qualified contractor for further review and recommendations.

### Safety Concern

#### Comment 15

##### Exterior: Recommendations / Observations: Deck

The steps serving the deck have open risers and could present as unsafe. The openings in the risers are large enough for a child to fall through. It is recommended that this be corrected for improved safety.

#### Comment 42

##### Interior: Recommendations / Observations: Stairways / Ladders

The attic pulldown ladder lacks adequate support. The ladder should be extended to reach the garage floor. The ladder is currently unsafe to use in this condition.

### Repair or Replacement Needed

#### Comment 4

##### Roof: Recommendations / Observations: Gutters & Downspouts

Loose or damaged downspouts should be repaired promptly.

#### Comment 6

##### Exterior: Recommendations / Observations: Exterior Walls

Localized tuck-pointing of the deteriorated mortar at the front exterior wall is recommended.

#### Comment 7

##### Exterior: Recommendations / Observations: Exterior Walls

All exterior wall penetrations should be sealed to prevent moisture penetration.

#### Comment 8

##### Exterior: Recommendations / Observations: Exterior Walls

Damaged brickwork should be repaired to preserve the wall.

#### Comment 9

##### Exterior: Recommendations / Observations: Exterior Walls

It is recommended that the damaged siding around the house be repaired or replaced as needed.

**Comment 10**

**Exterior: Recommendations / Observations: Exterior Walls**

Warped siding at the rear deck should be replaced as needed.

**Comment 11**

**Exterior: Recommendations / Observations: Windows/Doors**

Window and door frames require caulking repairs at the exterior of the home.

**Comment 12**

**Exterior: Recommendations / Observations: Windows/Doors**

Localized rot was observed in the garage service door frame. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance and control of water from roof or surface runoff can avoid further damage.

**Comment 13**

**Exterior: Recommendations / Observations: Windows/Doors**

Any damaged or missing window and door screens should be repaired or replaced as desired.

**Comment 16**

**Exterior: Recommendations / Observations: Deck**

Loose railings at the rear deck should be better secured.

**Comment 17**

**Exterior: Recommendations / Observations: Deck**

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken.

**Comment 18**

**Exterior: Recommendations / Observations: Retaining Wall**

Loose blocks at the block retaining walls should be better secured.

**Comment 19**

**Exterior: Recommendations / Observations: Fence**

The fencing is in only fair condition. Minor repairs such as gate adjustments, board/post replacement or post alignments are needed.

### **Comment 20**

#### **Electrical: Recommendations / Observations: Main Panel**

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

### **Comment 21**

#### **Electrical: Recommendations / Observations: Outlets**

Loose outlets in the basement family room and bedrooms should be better secured.

### **Comment 22**

#### **Electrical: Recommendations / Observations: Cover Plates**

The damaged outlet cover plate in the hallway bathroom should be replaced to avoid a shock hazard.

### **Comment 23**

#### **Electrical: Recommendations / Observations: Lights**

The metal can lights at the front porch are rusting. They should be painted with an appropriate paint or replaced.

### **Comment 24**

#### **Electrical: Recommendations / Observations: Lights**

The missing light fixture cover in the laundry room should be replaced.

### **Comment 25**

#### **Electrical: Recommendations / Observations: Lights**

The ceiling fan fixture at the dining area is inoperative should be repaired or replaced as desired.

### **Comment 26**

#### **Electrical: Recommendations / Observations: Lights**

The ceiling fan in the rear left bedroom wobbles when operated and may require balancing.

### **Comment 27**

#### **Electrical: Recommendations / Observations: Lights**

The three-way light switch serving the formal dining room appears to be wired improperly. This should be investigated further and repaired as needed.

**Comment 30**

**Cooling / Heat Pumps: Recommendations / Observations: Central Air Conditioning**

The outdoor unit of the air conditioning system requires cleaning.

**Comment 32**

**Plumbing: Recommendations / Observations: Fixtures**

The hose bib at the rear of the home leaks from the anti-syphon cap when operated.

**Comment 33**

**Plumbing: Recommendations / Observations: Fixtures**

The shower head serving the primary bathroom leaks from the stem connection when operated.

**Comment 34**

**Plumbing: Recommendations / Observations: Fixtures**

The cold/hot water handle serving the master bathroom whirlpool bathtub leaks when operated. Leaky handles are typically caused from faulty and/or damaged "O" rings within the handles.

**Comment 37**

**Interior: Recommendations / Observations: Doors**

Damaged, missing, loose or non-functional door hardware serving the front left bedroom closet should be repaired or replaced.

**Comment 39**

**Interior: Recommendations / Observations: Doors**

Doors serving the rear left basement bedroom closet, water shut off closet and front unfinished area should be trimmed or adjusted as necessary to work properly.

**Comment 41**

**Interior: Recommendations / Observations: Countertops / Cabinets**

Any damaged cabinet hardware/hinges in the basement bathroom should be repaired or replaced as needed.

### Monitor Condition

#### **Comment 1**

##### **Structure: Recommendations/Observations: Foundation**

Prior professional repairs were noted at the foundation wall. It is recommended consulting the current owners for the existence of transferable warranties.

#### **Comment 2**

##### **Structure: Recommendations/Observations: Foundation**

Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

#### **Comment 5**

##### **Exterior: Recommendations / Observations: Exterior Walls**

Common cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size and shapes of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

#### **Comment 28**

##### **Heating: Recommendations & Observations: Furnace**

Rusting and evidence of prior leakage was noted at the furnace. These areas were dry at the time of inspection.

#### **Comment 29**

##### **Heating: Recommendations & Observations: Furnace**

As is not uncommon for homes of this age and location, the furnace system is old. It may require a slightly higher level of maintenance, and may be more prone to component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

#### **Comment 31**

##### **Plumbing: Recommendations / Observations: Water Heater**

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is within this age range. One cannot predict with certainty when replacement will become necessary.

#### **Comment 35**

##### **Interior: Recommendations / Observations: Wall / Ceiling Finishes**

Typical dry wall flaws were observed at various locations throughout the home.



**Comment 36**

**Interior: Recommendations / Observations: Wall / Ceiling Finishes**

Minor cracks in the drywall and/or plaster were noted in the rear left basement bedroom and basement family room.

**Comment 38**

**Interior: Recommendations / Observations: Doors**

Damage was noted to the closet door in the front left bedroom. This damage does not affect the function of the door.

**Comment 40**

**Interior: Recommendations / Observations: Floors**

Typical hairline to 1/8" cracks in basement floor. These are not structural issues. Monitor and fill if desired.

This report is subject to change depending on if a reinspection is performed. It is recommended downloading each version as needed for record keeping purposes.

## General Property Information

**Home Inspected By**

Travis Moore License Number: 450.012003, License Expires: 11/30/26

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**Inspectors signature**

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**People Present At Inspection**

Client

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**Occupancy Of The Home**

Occupied, Furnished

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**Weather Conditions**

Cloudy

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**Re-Inspected By****Reinspection Date**

## Description Of Structure

### Structure Photos



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### Positive Attributes

The construction of the home is good quality., The materials and workmanship, where visible, are good., The visible joist spans appear to be within typical construction practices., The inspection did not discover evidence of substantial structural movement.

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### Foundation

Poured Concrete, Basement Configuration

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### Columns

Steel

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### Floor Structure

Joist

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### Wall Structure

Wood Frame, Brick Veneer

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### Ceiling Structure

Truss

**Roof Structure**

Trusses, Waferboard Sheathing

**Recommendations/Observations**

This section is the recommendations and/or observations of the structural components of the home.

**Foundation**

**Comment 1**

**Monitor Condition**

Prior professional repairs were noted at the foundation wall. It is recommended consulting the current owners for the existence of transferable warranties.



**Comment 2**

**Monitor Condition**

Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.



## Description Of Roofing

### Roof Photos



### Positive Attributes

During re-roofing, it appears that the older roofing materials were removed before the installation of the existing roofing materials., Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter., Better than average quality materials have been employed as roof coverings., The steep pitch of the roof should result in a longer than normal life expectancy for the roof coverings., Roof flashing details appear to be in good order., The chimneys do not show signs of significant deterioration.

### General Comments

The roof coverings show evidence of notable wear and tear for a home of the age.

### Roof Coverings

Asphalt Shingle

### Roof Flashings

Metal, Rubber

### Chimneys

Metal

### Roof Drainage

Aluminum, Downspouts discharge below grade

### Gutter Guards

Installed

### Skylights

None Present

### Method Of Inspection

Walked On Roof

## Recommendations / Observations

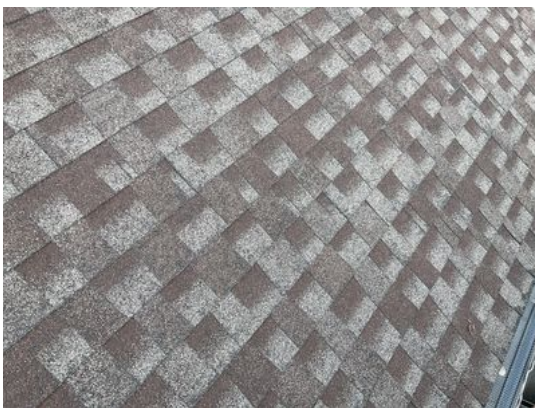
This section is the recommendations and/or observations of the roof components of the home.

### Sloped Roofing

#### Comment 3

##### Further Evaluation Recommended

The roofing is in less than ideal condition. Excessive granular loss, wear and tear as well as exposed shingle fibers were noted consistently across the roof covering. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Refer to a licensed roofer for further review and recommendations.



**Gutters & Downspouts**

**Comment 4**

**Repair or Replacement Needed**

Loose or damaged downspouts should be repaired promptly.



## Descriptions Of Exterior

### Exterior Photos



### Positive Attributes

The house has mostly brick veneer constructed exterior walls., The exterior siding that has been installed on the house is relatively low maintenance., Window frames are clad, for the most part, with a low maintenance material., The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home., There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot., The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual., The driveway and walkways are in good condition., The garage appears to be fully insulated., The garage completely finished.

### Wall Coverings

Vinyl Siding, Brick, Stone

### Eaves, Soffits And Fascias

Wood, Aluminum, Metal

### Exterior Doors

Metal, Sliding Glass

### Window/Door Frames And Trim

Wood, Vinyl-Covered



**Entry Driveway**

Concrete

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**Entry Walkways And Patios**

Concrete, Pavers

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**Porches, Decks, Steps And Railings**

Concrete, Wood, Composite Board

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**Overhead Garage Door(s)**

Steel, Automatic Opener Installed

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**Surface Drainage**

Level Grade, Graded away from the home, Graded towards the home

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**Retaining Walls**

Block, Prefab Masonry

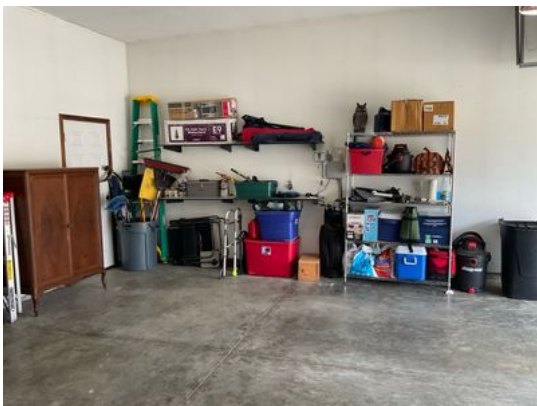
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**Limitations Of Exterior**

Automobile(s) in the garage restricted the inspection., Storage in the garage restricted the inspection.

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**Limitation Photos**



## Recommendations / Observations

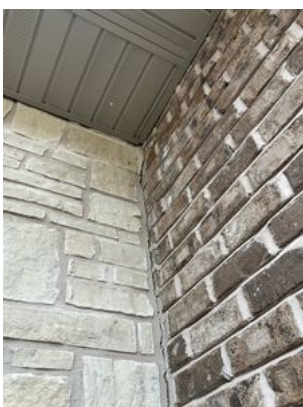
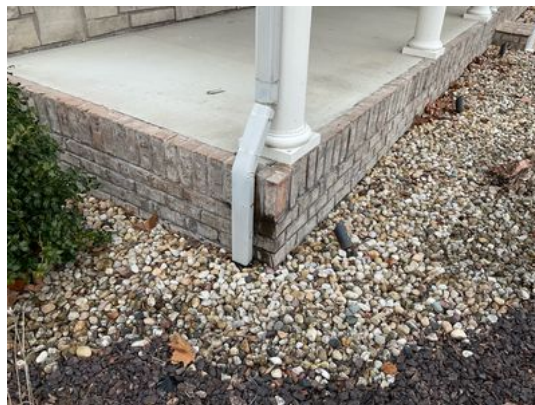
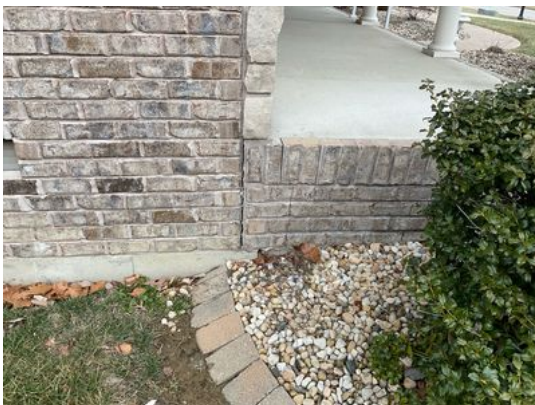
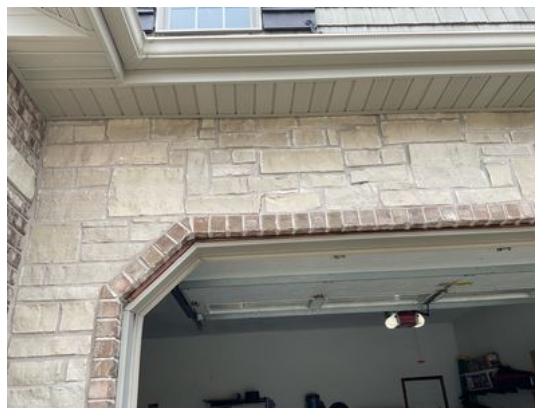
This section is the recommendations and/or observations of the exterior components of the home

### Exterior Walls

#### Comment 5

##### Monitor Condition

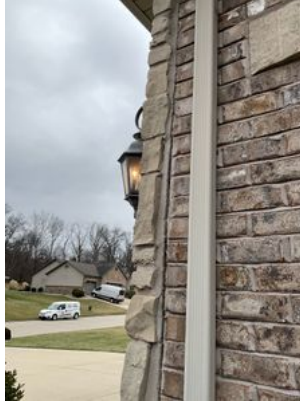
Common cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size and shapes of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.



**Comment 6**

**Repair or Replacement Needed**

Localized tuck-pointing of the deteriorated mortar at the front exterior wall is recommended.



**Comment 7**

**Repair or Replacement Needed**

All exterior wall penetrations should be sealed to prevent moisture penetration.



**Comment 8**

**Repair or Replacement Needed**

Damaged brickwork should be repaired to preserve the wall.



**Comment 9**

**Repair or Replacement Needed**

It is recommended that the damaged siding around the house be repaired or replaced as needed.



**Comment 10**

**Repair or Replacement Needed**

Warped siding at the rear deck should be replaced as needed.



**Windows/Doors**

**Comment 11**

**Repair or Replacement Needed**

Window and door frames require caulking repairs at the exterior of the home.



**Comment 12**

**Repair or Replacement Needed**

Localized rot was observed in the garage service door frame. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance and control of water from roof or surface runoff can avoid further damage.



**Comment 13**

**Repair or Replacement Needed**

Any damaged or missing window and door screens should be repaired or replaced as desired.



**Porch/Patios**

**Comment 14**

**Further Evaluation Recommended**

The brick veneer wall at the left side of the front porch appears to be pulling away from the porch. Should further movement occur larger than typical repairs will be needed. Refer to qualified contractor for further review and recommendations.



**Deck**

**Comment 15**

**Safety Concern**

The steps serving the deck have open risers and could present as unsafe. The openings in the risers are large enough for a child to fall through. It is recommended that this be corrected for improved safety.



**Comment 16**

**Repair or Replacement Needed**

Loose railings at the rear deck should be better secured.



**Comment 17**

**Repair or Replacement Needed**

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken.

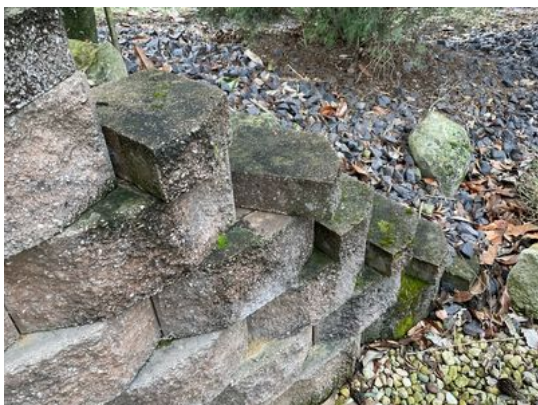


**Retaining Wall**

**Comment 18**

**Repair or Replacement Needed**

Loose blocks at the block retaining walls should be better secured.



**Fence**



**Comment 19**

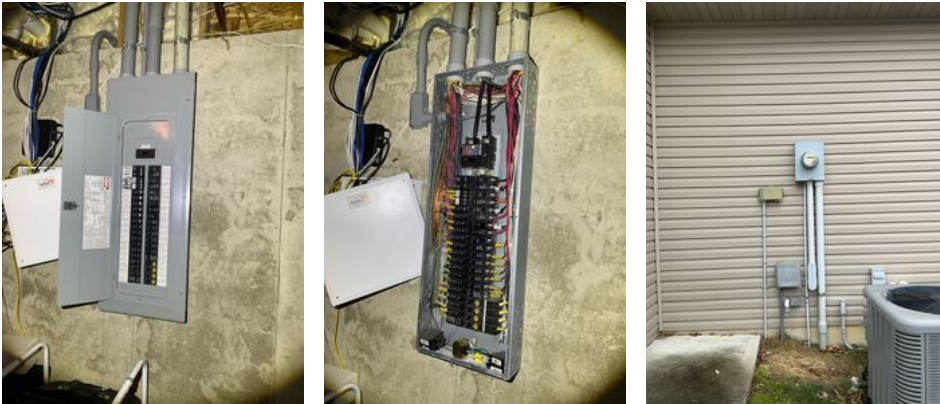
**Repair or Replacement Needed**

The fencing is in only fair condition. Minor repairs such as gate adjustments, board/post replacement or post alignments are needed.



## Description of Electrical

### Electrical Photos



### Positive Attributes

The size of the electrical service is sufficient for typical single family needs., The electrical panel is well arranged and all fuses/breakers are properly sized., Generally speaking, the electrical system is in good order., All outlets and light fixtures that were tested operated satisfactorily., The distribution of electricity within the home is good., All 3-prong outlets that were tested were appropriately grounded., Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home., All visible wiring within the home is copper. This is a good quality electrical conductor.

### Size Of Electrical Service

200 Amps- 120/240 Main

### Service Drop

Underground

### Service Entrance Conductors

Copper

### Service Equipment & Main Disconnects

200 Amp Main Disconnect, Breakers, Location: Service Panel

### Service Grounding

Copper, Ground Rod Connection

### Service Panel & Overcurrent Protection.

Panel Rating 200 Amps, Breakers, Located: Basement

### Distribution Wiring

Non-Metallic Cable "Romex"

### Wiring Method

Copper

## Switches & Receptacles

Grounded

## Ground Fault Circuit Interrupter Locations

Kitchen, Bathrooms, Exterior, Garage, Laundry Room

## Smoke Dectectors

Present

## Carbon Monoxide Detectors

Present

## Recommendations / Observations

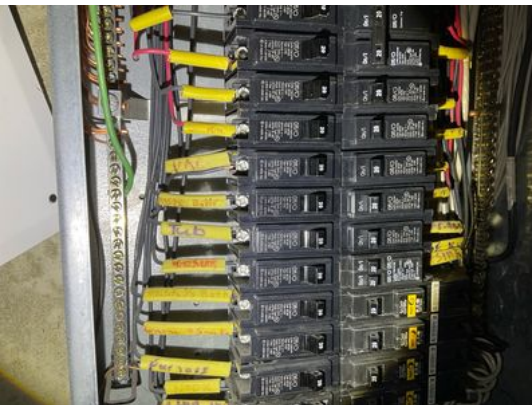
This section is the recommendations and/or observations of the electrical components of the home.

### Main Panel

#### Comment 20

#### Repair or Replacement Needed

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



### Outlets

**Comment 21**

**Repair or Replacement Needed**

Loose outlets in the basement family room and bedrooms should be better secured.



**Cover Plates**

**Comment 22**

**Repair or Replacement Needed**

The damaged outlet cover plate in the hallway bathroom should be replaced to avoid a shock hazard.



**Lights**

**Comment 23**

**Repair or Replacement Needed**

The metal can lights at the front porch are rusting. They should be painted with an appropriate paint or replaced.



**Comment 24**

**Repair or Replacement Needed**

The missing light fixture cover in the laundry room should be replaced.



**Comment 25**

**Repair or Replacement Needed**

The ceiling fan fixture at the dining area is inoperative should be repaired or replaced as desired.



**Comment 26**

**Repair or Replacement Needed**

The ceiling fan in the rear left bedroom wobbles when operated and may require balancing.



**Comment 27**

**Repair or Replacement Needed**

The three-way light switch serving the formal dining room appears to be wired improperly. This should be investigated further and repaired as needed.



## Heating Photos



### Positive Attributes

This is a high efficiency heating system., Heating a home with this type of heating system should be relatively economical., Adequate heating capacity is provided by the system., Heat distribution within the home is adequate.

### General Comments

The system is showing some signs of age and may require a higher level of maintenance.

### Energy Source

Gas

### Thermostat Location

Dining Room

### Heating System Type

Forced Air Furnace

### Manufacturer

Rheem

### Model Number

RGRA - 12ERAJS

**Serial Number**

FY5D707F460609632

**Year / ANSI**

2006

**Filter Size**

20x20x1, 20x25x1, 16x20x1

**Vents/ Flues / Chimneys**

Plastic

**Heat Distribution Methods**

Ductwork

## Recommendations & Observations

This section is the recommendations and/or observations of the electrical components of the home.

**Furnace**

**Comment 28**

**Monitor Condition**

Rusting and evidence of prior leakage was noted at the furnace. These areas were dry at the time of inspection.



**Comment 29**

**Monitor Condition**

As is not uncommon for homes of this age and location, the furnace system is old. It may require a slightly higher level of maintenance, and may be more prone to component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



## Description Of Cooling/Heat Pump

### Cooling/Heat Pumps Photo



### Positive Attributes

The capacity and configuration of the system should be sufficient for the home.

### Energy Source

Electricity, 240 Power Supply

### Central System Type

Air Cooled Central Air

### Manufacturer

Rheem

### Model Number

RA 1360AJ1NA

### Serial Number

W151907762

### Year / ANSI

2019

### Through Wall At

Right Wall

### Limitation Of Cooling Inspection

The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

## Recommendations / Observations

This section is the recommendations and/or observations of the cooling components of the home.

**Central Air Conditioning**

**Comment 30**

**Repair or Replacement Needed**

The outdoor unit of the air conditioning system requires cleaning.



## Description Of Insulation and Ventilation

### Insulation/Ventilation Photos



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#### Positive Attributes

This appears to be a well insulated home.

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#### Attic Insulation

Fiberglass

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#### Roof Cavity Insulation

None Visible

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#### Exterior Wall Insulation

Not Visible

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#### Basement Wall Insulation

None Visible

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#### Vapor Retarders

None Visible

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#### Roof Ventilation

Ridge Vent, Soffit Vent, Gable Vent

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#### Exhaust Fan/Vent Locations

Bathroom

# Plumbing

## Descriptions Of Plumbing

### Plumbing Photos



### Positive Attributes

The plumbing system is in generally good condition., The piping system within the home, for both supply and waste, is a good quality system., The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### Service Pipe To House

Copper

### Main Water Shut Off Valve Location

Front Wall of Basement

**Interior Supply Piping**

Copper

**Drain, Waste & Vent Piping**

Plastic

**Water Heater**

Gas

**Manufacturer**

Ruud

**Model Number**

PROG 50-3 8NRU60

**Serial Number**

M2 71613005

**Year / ANSI**

2016

**Capacity**

50 gal

**Fuel Shut-Off Valves**

Natural Gas at Meter

**Recommendations / Observations**

This section is the recommendations and/or observations of the plumbing components of the home.

**Water Heater**

**Comment 31**

**Monitor Condition**

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is within this age range. One cannot predict with certainty when replacement will become necessary.

**Fixtures**

**Comment 32**

**Repair or Replacement Needed**

The hose bib at the rear of the home leaks from the anti-syphon cap when operated.



**Comment 33**

**Repair or Replacement Needed**

The shower head serving the primary bathroom leaks from the stem connection when operated.



**Comment 34**

**Repair or Replacement Needed**

The cold/hot water handle serving the master bathroom whirlpool bathtub leaks when operated. Leaky handles are typically caused from faulty and/or damaged "O" rings within the handles.



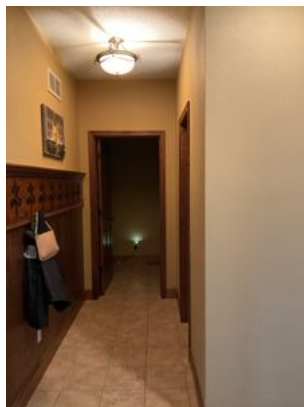
# Interior

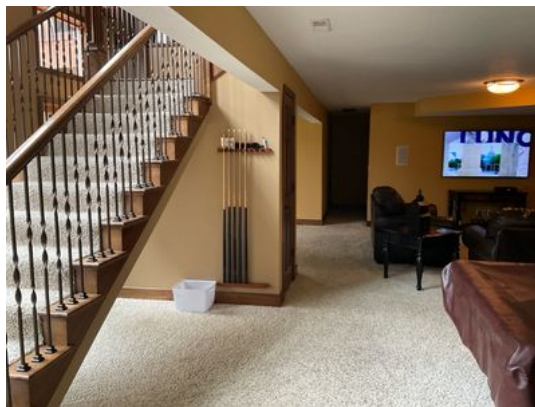
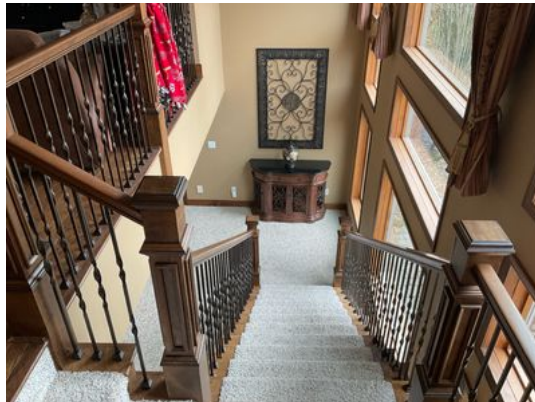
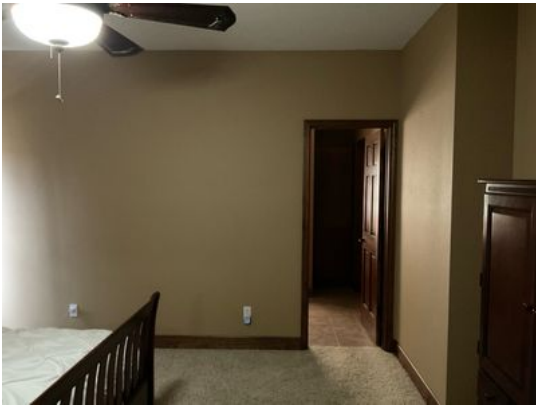
## Description Of Interior

### Interior Photos













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**Positive Attributes**

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas., The majority of the doors and windows are good quality., The floors of the home are relatively level and walls are relatively plumb.

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**Wall / Ceiling Materials**

Drywall, Tile, Masonry

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**Floor Surfaces**

Carpet, Wood, Tile

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**Window Type(s) & Glazing**

Double Hung, Fixed Pane, Double Glazed

**Doors**

Wood Hollow-Core Door, Bi-Fold, Panel

## Recommendations / Observations

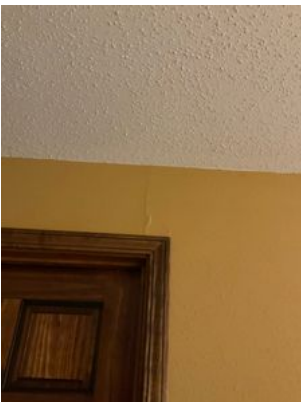
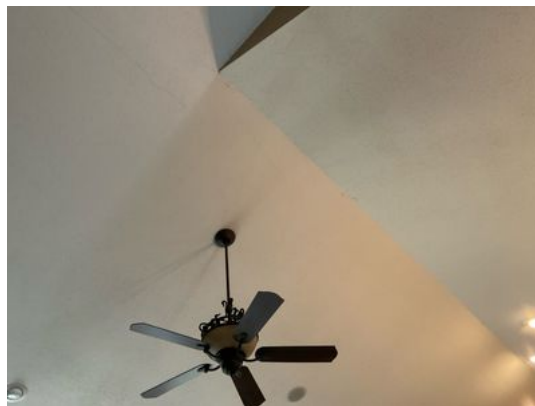
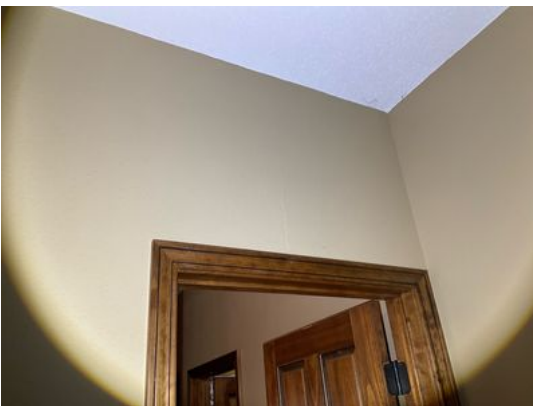
This section is the recommendations and/or observations of the interior components of the home

**Wall / Ceiling Finishes**

**Comment 35**

**Monitor Condition**

Typical dry wall flaws were observed at various locations throughout the home.



**Comment 36**

**Monitor Condition**

Minor cracks in the drywall and/or plaster were noted in the rear left basement bedroom and basement family room.



**Doors**

**Comment 37**

**Repair or Replacement Needed**

Damaged, missing, loose or non-functional door hardware serving the front left bedroom closet should be repaired or replaced.



**Comment 38**

**Monitor Condition**

Damage was noted to the closet door in the front left bedroom. This damage does not affect the function of the door.



**Comment 39**

**Repair or Replacement Needed**

Doors serving the rear left basement bedroom closet, water shut off closet and front unfinished area should be trimmed or adjusted as necessary to work properly.



**Floors**

**Comment 40**

**Monitor Condition**

Typical hairline to 1/8" cracks in basement floor. These are not structural issues. Monitor and fill if desired.



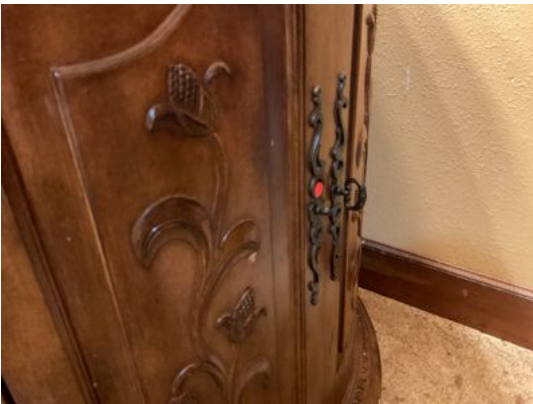
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**Countertops / Cabinets**

**Comment 41**

**Repair or Replacement Needed**

Any damaged cabinet hardware/hinges in the basement bathroom should be repaired or replaced as needed.



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**Stairways / Ladders**



**Comment 42**

**Safety Concern**

The attic pulldown ladder lax adequate support. The ladder should be extended to reach the garage floor. The ladder is currently unsafe to use in this condition.



**Appliance Photos**



**Appliance Video**

<https://youtube.com/shorts/v8J2xuWaswM?si=VvroUsg2mvikmt4x>

**Positive Attributes**

The appliances appear to be in generally good condition., All appliances that were tested responded satisfactorily., The kitchen and laundry facilities are well organized.

**Appliances Tested**

Electric Range, Microwave, Built-in Electric Oven, Dishwasher, Waste Disposer, Refrigerator

**Laundry Facilities**

240 Volt Circuit For Dryer, Dryer Vents to Exterior Of Home, 120 Circuit For Washer, Hot/Cold Water Supply for Washer, Waste Stand Pipe For Washer

**Other Components Tested**

Kitchen Exhaust Hood

## Fireplace / Wood Stove

Description Of Fireplace / Wood Stove

### Fireplace Photo



### Positive Attributes

On the whole, the fireplace and its components are in above average condition.

### Fireplace

Steel Firebox, Gas, Fireplace Insert

### Vents / Flues / Chimneys

No Outside Combustion Air, Metal Flue- Insulated Multi-Wall

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Bi-State Termite And Pest Control  
1 N Monroe St  
Freeburg, IL 62243  
618-539-4801

Company's Pest Control Business Lic. No.

051-020303

Date of Inspection

02/06/2025

Address of Property Inspected

60 Liberty Ln  
Highland, IL 62249-3941

Inspector's Name, Signature & Certification, Registration, or Lic. #

Mike Haeffner

Structure(s) Inspected

House, basement, att garage

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No visible** evidence of wood destroying insects was observed.  
 **B. Visible** evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): \_\_\_\_\_  
\_\_\_\_\_  
 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_  
\_\_\_\_\_  
 3. **Visible** damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

## Section III. Recommendations

- No action and/or treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_  
\_\_\_\_\_  
 Recommend action(s) and/or treatment(s) for the control of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1,3,4,5,6,7,8,9,24  
 Crawlspace \_\_\_\_\_  
 Main Level 1,3,4,6,7,8,9  
 Attic \_\_\_\_\_  
 Garage 1,3,6,7,9  
 Exterior 17  
 Porch \_\_\_\_\_  
 Addition \_\_\_\_\_  
 Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 15. Standing water                     |
| 2. Suspended ceiling    | 16. Dense vegetation                   |
| 3. Fixed wall covering  | 17. Exterior siding                    |
| 4. Floor covering       | 18. Window well covers                 |
| 5. Insulation           | 19. Wood pile                          |
| 6. Cabinets or shelving | 20. Snow                               |
| 7. Stored items         | 21. Unsafe conditions                  |
| 8. Furnishings          | 22. Rigid foam board                   |
| 9. Appliances           | 23. Synthetic stucco                   |
| 10. No access or entry  | 24. Duct work, wiring, and/or plumbing |
| 11. Limited access      | 25. Spray foam insulation              |
| 12. No access beneath   | 26. Equipment                          |
| 13. Only visual access  |  |
| 14. Cluttered condition |  |

## Section V. Additional Comments and Attachments

(these are an integral part of the report) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.  
**For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**