

DRC Home Inspections

Home Inspection Report



123 Your Street, Woodstock, IL 60098
Inspection prepared for: John Doe
Date of Inspection: 11/8/2016

Inspector: David R Cangiolosi
Illinois Lic. #450.011084, Wisconsin Lic. #2851-106
1912 Julie Street, Woodstock, IL 60098
Phone: 773-562-4533
Email: Dave@DrcHomeInspections.com
www.DrcHomeInspections.com

Inspection Details

1. Start Time of Inspection

Start Time of Inspection: 10:00 AM

Finish Time of Inspection: 12:30 PM

2. Attendance at Inspection

Client present, Buyer Agent present

3. Occupancy

Vacant, The utilities were on at the time of inspection.

4. Home Type

Single Family Home • Split Level, Tri - level • Crawlspace

5. Garage

Detached garage, Attached garage

6. Age of Home

As stated in the real estate listing:, Built in 1975

7. Square Footage

As stated in the real estate listing:, 1450 Square Feet

8. Direction: Front of Home Facing

The front of the home is facing West.

9. Weather

Clear, Sunny sky. • 45 degrees

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.**

RATINGS AND HOW TO VIEW THIS REPORT:

This report uses a check box style ratings system with narratives to describe the conditions that exist in your home. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

IN: Inspected- When "Inspected" has been checked you can be sure your home inspector has inspected this item or component. Other conditions will be checked or written within this area informing you of the condition of this item or component.

AS: Appears Serviceable- When "Appears Serviceable" has been checked we did not observe any conditions that would lead us to believe that any problems existed within this area. This item is capable of being used, however they may show signs of wear and tear. Other items may be checked or written within this area.

RR: Repairs Recommended- When "Repairs Recommended" has been checked it means we have observed a condition needing attention, although the item may still be capable of being used, we will describe our findings in the report.

Hazard: Safety Hazard- When "Safety Hazard" has been checked, we have observed a condition that needs immediate attention before using or going near. We will describe our findings in the report.

NI: Not Inspected- When "Not Inspected" has been checked the item has not been inspected. It may be marked as present in the report, but may be considered outside the scope of this report.

TEXT COLOR SIGNIFICANCE:

GREEN TEXT: Denotes general comments on the systems and components installed at the property. It could be descriptive as to materials or limitations on restricted a inspection, if any exist.

BLUE TEXT: Denotes observations and information regarding the condition of any systems and or components of the property. These could be recommendations for maintenance or comments of deficiencies found in a systems or components of the property.

RED TEXT: Denotes a deficiency in one of the systems or components within the property, this deficiency will be described within the text of this area, and it may include components that are needing repair as well as item that could be a safety hazard and or dangerous and may need immediate repair.

Use of Photos:

Your personalized home inspection report may contain photos, some pictures may be of a general area or component that your inspector has looked at. Not all photos will have a deficiency with any components but are just being provided to visualize an area that the inspector wants to call your attention too. Not all deficiencies will be seen in a photo and may require an up close in person inspection. Not all deficiencies found will be supported with a photo.

Grounds

1. Driveway and Walkway Condition

In	AS	RR	Hazard	NI
X	X			

Materials: **** Driveway**** • Asphalt driveway noted. • ****Walkway**** • Concrete sidewalk noted.

Observations:

- ****Driveway****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted..
- ****Sidewalks****
- Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.



2. Grading

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Vegetation Observations

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Prune or remove any plants that are in contact or proximity to home.

4. Stoops and Porch

In	AS	RR	Hazard	NI
X	X			

Materials: Wood • Brick

Materials: Wood Railings

Observations:

- *****Stoop / Porch*****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- *****Railing*****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Exterior Faucet Condition

In	AS	RR	Hazard	NI
X	X			

Location: Front of structure. • Rear of structure.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Patio

In	AS	RR	Hazard	NI
X	X			

Observations:
• Patio constructed of patio blocks.

7. Patio Enclosure

In	AS	RR	Hazard	NI
X	X			

Observations:
• Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Exterior Areas

1. Doors

In	AS	RR	Hazard	NI
X	X			

Observations: Door located in front • Door located in rear • ***Type of Door*** • Metal • Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Window Condition

In	AS	RR	Hazard	NI
X	X			

Observations:
 • Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Cladding Description

In	AS	RR	Hazard	NI
X	X			

Materials: The exterior of home in constructed of brick with combination of wood framed construction in some areas, with vinyl siding exterior.

Observations:
 • Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
 • Brick work appears to be in good condition.

4. Eaves Soffits & Facia

In	AS	RR	Hazard	NI
X	X			

Observations:
 • Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Roof

1. Roof Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Inspected from ladder.

Observations: Architectural roofing shingles

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Flashing

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Gutters

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Clean gutters: Significant amounts of debris evident.

4. Downspout

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Chimney

In	AS	RR	Hazard	NI
X	X			

Observations:

- Metal Chimney noted:
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Spark Arrestor

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Crawlspace

1. Walls

In	AS	RR	Hazard	NI
X	X			

Materials: ****CRAWLSPACE****

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Access Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Interior hatch located in downstairs living room.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Exterior entrance is in serviceable condition.

3. Floor Material

In	AS	RR	Hazard	NI
X	X			

Materials:

- Concrete floor observed.

4. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Observations:

- Floors appear in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Insulation

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Basement/Crawlspace Ductwork

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Recommend using insulated ductwork in unconditioned spaces to prevent condensation from accumulating which could present potential mold issues in the ductwork or on the insulation.

7. Framing

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****JOISTS****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Not fully visible for inspection due to lack of access to all areas.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Flooring Types: Carpet is noted. • Hardwood flooring is noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Some areas not accessible due to stored personal items.

3. Window Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- A representative number of windows were inspected. The windows that were tested, are functional.

4. Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Closets

In	AS	RR	Hazard	NI
X	X			

6. Stairs & Handrail

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Wrought iron stair railings noted.

7. Smoke and Carbon Monoxide Detectors

In	AS	RR	Hazard	NI
X		X		

Recommendations:

• ****SMOKE DETECTORS****

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

- The State of Illinois has mandated for years, that smoke detectors shall be installed within 15 feet of all bedrooms, one on each floor level of our homes, and most recently the fire safety codes have required smoke detectors to be installed in each bedroom.

It is recommended to replace smoke detectors after 5 years of service. Because we can NOT determine how long any smoke detectors found at time of inspection has been in service, *** we hereby note them as beyond their useful life span and recommend for the safety of you and your family that all smoke detectors be replaced and installed before moving into your new home.***

• ****CARBON MONOXIDE DETECTORS****

- The law mandates that every dwelling unit must be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. A dwelling unit, defined as a room or suite of rooms used for human habitation, would include a single-family residence as well as each living unit of a multiple-family residence and each living unit in a mixed use building. Carbon monoxide is referred to as the silent killer.

It is recommended to replace CARBON MONOXIDE detectors after 5 years of service. Because we can NOT determine how long any CARBON MONOXIDE detectors found at time of inspection has been in service, ***we hereby note them as beyond their useful life span and recommend for the safety of you and your family that all CARBON MONOXIDE detectors be replaced and installed before moving into your new home.***

8. Patio Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

• ****Sliding Patio Doors****

- The sliding patio door was functional during the inspection.

9. Screen Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Attic

1. Access

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****Location of access****
- Access at hallway ceiling.
- ****Access Observations****
- **** Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.**

2. Ventilation

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

3. Vent Screens

In	AS	RR	Hazard	NI
X	X			

Observations:

- Vent screens noted as functional.

4. Insulation Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Loose fill insulation noted.

Depth: Insulation averages about 8 inches in depth

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Bedroom #1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Upstairs Master #1

2. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Flooring Types: Carpet is noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Some areas not accessible due to stored personal items.

4. Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Window Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- A representative number of windows were inspected. The windows that were tested, are functional.

6. Ceiling Fans

In	AS	RR	Hazard	NI
X		X		

Observations:

- Operated normally when tested, at time of inspection.
- The fan blades wobble when tested.

Bedroom #2

1. Locations

Locations: Upstairs #2

2. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Flooring Types: Carpet is noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Some areas not accessible due to stored personal items.

4. Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Window Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- A representative number of windows were inspected. The windows that were tested, are functional.

Bedroom #3

1. Locations

Locations: Upstairs #3

2. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Flooring Types: Carpet is noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Some areas not accessible due to stored personal items.

4. Doors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Bathroom #1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations: Master Bathroom

2. Mirrors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Counters

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

4. Sinks

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****DRAINS****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- ****SUPPLY****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Cabinets

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Toilets

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Operated when tested. No deficiencies noted.

7. Bath Tubs

In	AS	RR	Hazard	NI
X	X			

Observations:

- Tub
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

8. Tub / Shower Walls

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****MATERIALS****
- Acrylic/Plastic tub/shower surround noted.
- ****OBSERVATIONS****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Bathroom #2

1. Locations

Locations: Half bathroom • Basement

2. Mirrors

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Counters

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

4. Sinks

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****DRAINS****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- ****SUPPLY****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Cabinets

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Toilets

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Operated when tested. No deficiencies noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. ****Note:** Due to extremely long washing cycles, dishwashers will only be inspected for connection or visual defects but are considered outside the scope of the inspection.**

1. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Ceramic tile is noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Window Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- A representative number of windows were inspected. The windows that were tested, are functional.

4. Cabinets

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Counters

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Sinks

In	AS	RR	Hazard	NI
X	X			

Observations:

- ****DRAINS****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- ****SUPPLY****
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

7. Plumbing

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Laundry

The Laundry Room/Area is used for is used for washing and drying clothes. Laundry Room/Area typically include a washer, dryer, sink and other appliances. **Note: Due to extremely long washing cycles, washers will only be inspected for connection or visual defects but are considered outside the scope of the inspection.**

1. Locations

Locations: Laundry room.

2. Ceiling and Wall Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Drywall walls noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Window Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Operated windows appear in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- The windows that were tested, are functional.

4. Plumbing

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Dryer Vent

In	AS	RR	Hazard	NI
X	X			

Observations:

- Dryer vent appeared in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Electrical

1. Electric Supply

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is an overhead service drop noted.
- Exposed connection, missing splice cover observed at masthead. Suggest contacting the local electric utility company for repair, as necessary, for safety.



2. Electrical Panel

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Main Location: • In rear of the structure.

Location: Fuse/Breaker Box Location: • Located in the basement.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Main Amp Breaker

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 100 amp

4. Breakers in off position

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 0

5. Breakers

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper non-metallic sheathed cable noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted..

6. Bathroom(s) Electrical

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A representative sampling of outlets, switches and light fixtures were tested and are generally serviceable, unless otherwise noted.

7. Bathroom(s) GFCI Outlets

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- GFCI in place and tested and appear to function properly.

8. Bedroom(s) Electrical

In	AS	RR	Hazard	NI
X	X			

Observations:

- A representative sampling of outlets, switches and light fixtures were tested and are generally serviceable, unless otherwise noted.

9. Kitchen Electrical

In	AS	RR	Hazard	NI
X	X			

Observations:

- A representative sampling of outlets, switches and light fixtures were tested and are generally serviceable, unless otherwise noted.

10. Kitchen GFCI

In	AS	RR	Hazard	NI
X		X		

Observations:

- No GFCI -

Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

11. Household Electric

In	AS	RR	Hazard	NI
X		X		

Observations:

- One or more outlets tested for either: "Reversed Polarity, Open Ground or Open Neutral".

*Reversed Polarity: Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.

*Open Ground: Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.

*Open neutral: This means the receptacle is not working properly because, even though the black wire is hot, the white (neutral) wire is not connected well somewhere, so that it cannot carry any current "back" to the main panel.

We recommend that a licensed electrician evaluate, repair and replace wires and connections as necessary.



12. Laundry Room Electrical

In	AS	RR	Hazard	NI
X	X			

Observations:

- A representative sampling of outlets, switches and light fixtures were tested and are generally serviceable, unless otherwise noted.

Main Gas Meter and Valve

1. Main Gas Meter Valve Location

In	AS	RR	Hazard	NI
X	X			

Observations:

- South side
- Outside

2. Main Gas Shut Off Valve

In	AS	RR	Hazard	NI
X	X			

Observations:

- MAIN GAS VALVE SHUT OFF LOCATED AT METER.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Note: Air condition systems can not be operated safely without the potential for damage if the outside temperature is BELOW 65 degrees. These units are not normally operated during winter months.

Note: Heating systems can not be operated safely without the potential for damage if the outside temperature is ABOVE 65 degrees. These units are not normally operated during summer months.

1. Heater Condition

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations: Location: • The furnace is located in the basement

Type: Gas fired forced hot air.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Enclosure

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.

3. Venting

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- ****VENTING MATERIALS****
- Metal single wall chimney vent pipe noted.
- ****VENTING OBSERVATIONS****
- The visible portions of the vent pipes appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

4. Gas Valves

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas shut off valves were present.

5. AC Compressor Condition

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type: Electric

Location: The compressor is located in the yard.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Air Conditioning NOT operated due to COOL outside temperature. Operating the Air Conditioning with temperatures below 65 degrees F continuously for at least 3 days can cause damage to the system.

6. Air Supply

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

7. Filters

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located inside heater cabinet.

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

8. Registers

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The return air supply system appears appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

9. Thermostats

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Digital - programmable type.
- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Thermostats are not checked for calibration or timed functions.

Water Supply and Drainage

1. Water Supply and Waste Systems

Observations: Public water supply • Public sewage disposal system

2. Plumbing Materials

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Copper piping noted.
• PVC piping noted.

3. Water Meter Location and Shut Off Valve

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Main Water shut off located at meter

4. Water Flow

In	AS	RR	Hazard	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Pressure: 75 PSI • Tested at the Exterior Faucet

Observations:
• The water pressure was functional at the time of inspection. Water pressure is considered functional when the Pressure is tested between 40-80 PSI. 40 PSI would be considered on the low side with 70-75 PSI on the high side. Average being 60-70 PSI.

Water Heater

1. Water Heater Condition

In	AS	RR	Hazard	NI
X	X			

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Tank appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

2. Number Of Gallons

In	AS	RR	Hazard	NI
X	X			

Observations:

- 40 gallons

3. Gas Valve

In	AS	RR	Hazard	NI
X	X			

Observations:

- Gas Valve is present and appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

4. Heater Enclosure

In	AS	RR	Hazard	NI
X	X			

Observations:

- The water heater enclosure appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

5. Venting

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

6. Plumbing

In	AS	RR	Hazard	NI
X	X			

Materials: Copper

Observations:

- Visible portions of the supply piping appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

Garage

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

1. Roof Condition

In	AS	RR	Hazard	NI
X	X			

Observations: Roofing is the same as main structure.

Materials: Architectural roofing shingles.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

2. Walls

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

3. Anchor Bolts

In	AS	RR	Hazard	NI
X	X			

Observations:

- The anchor bolts appear in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

4. Floor Condition

In	AS	RR	Hazard	NI
X	X			

Materials: Bare concrete floors noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Common cracks noted.

5. Rafters & Ceiling

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Rafter construction noted.

6. Electrical

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

7. Exterior Door

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.

8. Garage Door Condition

In	AS	RR	Hazard	NI
X	X			

Materials: One 16' 2 car wide door noted.

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted..

9. Garage Opener Status

In	AS	RR	Hazard	NI
X	X			

Observations:

- Chain drive opener noted.

10. Garage Door's Reverse Status

In	AS	RR	Hazard	NI
X	X			

Observations:

- Appears in satisfactory and functional condition with no major system safety or function concerns at time of inspection, unless noted.
- Eye beam system present and operating.

Report Summary

On this page you will find, in **RED**, a brief summary of any critical concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done.

Depending upon your needs and those of who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Home Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no critical system or safety concerns observed at the time of inspection.

Grounds		
Page 3 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • **Sidewalks** • Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.
Interior Areas		
Page 9 Item: 7	Smoke and Carbon Monoxide Detectors	<ul style="list-style-type: none"> • **SMOKE DETECTORS** • Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. • The State of Illinois has mandated for years, that smoke detectors shall be installed within 15 feet of all bedrooms, one on each floor level of our homes, and most recently the fire safety codes have required smoke detectors to be installed in each bedroom. <p>It is recommended to replace smoke detectors after 5 years of service. Because we can NOT determine how long any smoke detectors found at time of inspection has been in service, *** we hereby note them as beyond their useful life span and recommend for the safety of you and your family that all smoke detectors be replaced and installed before moving into your new home. ***</p> <ul style="list-style-type: none"> • **CARBON MONOXIDE DETECTORS** • The law mandates that every dwelling unit must be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. A dwelling unit, defined as a room or suite of rooms used for human habitation, would include a single-family residence as well as each living unit of a multiple-family residence and each living unit in a mixed use building. Carbon monoxide is referred to as the silent killer. <p>It is recommended to replace CARBON MONOXIDE detectors after 5 years of service. Because we can NOT determine how long any CARBON MONOXIDE detectors found at time of inspection has been in service, ***we hereby note them as beyond their useful life span and recommend for the safety of you and your family that all CARBON MONOXIDE detectors be replaced and installed before moving into your new home. ***</p>
Electrical		
Page 18 Item: 1	Electric Supply	<ul style="list-style-type: none"> • Exposed connection, missing splice cover observed at masthead. Suggest contacting the local electric utility company for repair, as necessary, for safety.

Page 19 Item: 10	Kitchen GFCI	<ul style="list-style-type: none"> • No GFCI - <p>Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.</p> <p>Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.</p> <p>Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.
Page 19 Item: 11	Household Electric	<ul style="list-style-type: none"> • One or more outlets tested for either: "Reversed Polarity, Open Ground or Open Neutral". <p>*Reversed Polarity: Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.</p> <p>*Open Ground: Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.</p> <p>*Open neutral: This means the receptacle is not working properly because, even though the black wire is hot, the white (neutral) wire is not connected well somewhere, so that it cannot carry any current "back" to the main panel.</p> <p>We recommend that a licensed electrician evaluate, repair and replace wires and connections as necessary.</p>