



HOME INSPECTION REPORT



123 Anywhere, IL 60473

Inspection Date:
7/8/2020

Prepared For:
Sample Report

Prepared By:
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070820-01

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Expiration Date - 11/30/2020

Illinois Property Inspections

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REPORT OVERVIEW

Scope of Inspections

- All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.
- The Inspector will perform a Visual Inspection only. The scope of this inspection is limited to reasonably accessible areas. The inspector will not touch or move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.
- The Inspector will prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

Approximate Age

- 55 yrs.

State of Occupancy

- Vacant

Weather Conditions

- Sunny

Recent Rain

- No

Ground Cover

- Dry



SUMMARY

Major Concerns

- None apparent: No major concerns were observed in the home at the time of the inspection.

Items Not Operating

- None apparent: All primary systems and components in the home appeared to be in satisfactory working condition at the time of the inspection.

Safety Hazards

- Dining Room: Outlets were tested and one had an open grounds or incorrect polarity. Recommend repair by a licensed electrician. Potential safety hazard.
- Bedrooms: Closet lights missing light fixture cover. Recommended. Potential Safety Hazard.
- Interior: Basement stairway. Handrail missing, potential safety issue. Recommend installing handrail
- Garage: Outlets not GFCI type outlets. Recommend repair/replacement. Potential safety hazard.

Recommend Continued Monitoring or Clarification

- Crawl Space: Observed some old moisture stains. No active moisture observed. Recommend monitoring for any changes.
- Garage: The roof has some discoloration from what appears to be old moisture stains. No active moisture observed and the exterior flashing around the chimney area appears satisfactory. Recommend monitoring for any changes.
- Exterior: Sprinkler system. Recommend confirming with the seller the system is operational and how to use it.

Repair Items

- Laundry Room: Exterior Dryer vent. Recommend repairing vent to exterior. Loose.

Improvement Items

- Fireplace: Recommend having the fireplace and flue cleaned before using.
- Crawl Space: Recommend having a the sump pump serviced on a regular basis.
- Crawl Space: Sump Pump. Recommend installing a battery backup system.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the **entire** report, including the Remarks.



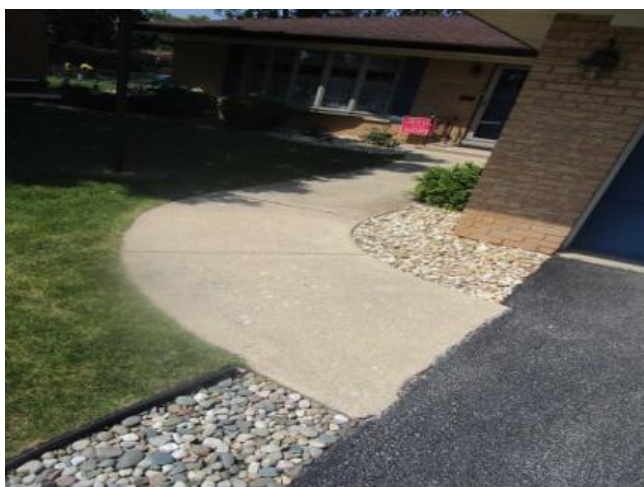
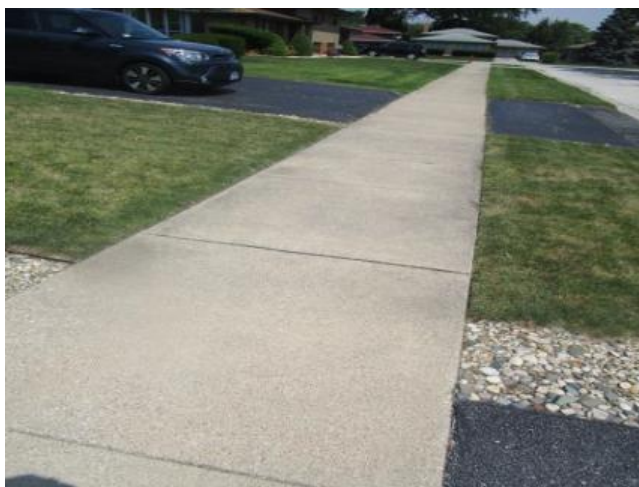
Grounds

Service Walks

Material: Concrete

Condition: Satisfactory

Typical cracks



Driveway/Parking

Material: Asphalt

Condition: Satisfactory



Porch/Steps

Condition: Satisfactory

Support Other: n/a

Pier:

Floor: Satisfactory



Landscaping

Negative Satisfactory

Grade:



Hose bibs

Condition: **Satisfactory**

Operable: Yes





Exterior

Chimney(s)

Location(s): Middle and Rear

Viewed From: Ground

Rain Cap/Spark Arrestor: Yes

Chase: Brick
Stone

Flue: Not Visible

Evidence of: Not Visible

Condition: Satisfactory



Gutters/Downspouts

Condition: Satisfactory

Material: Galvanized/Aluminum



Siding Material

Material: Brick/Masonry

Condition: Satisfactory



Trim, Soffit, Eaves, Fascia

Material: Aluminum/Steel

Condition: Satisfactory





Windows/Screens

Condition: Satisfactory

Material: Wood
Metal





Foundation

Foundation Wall: Partially Visible

Condition: Satisfactory

Concrete Slab: N/A





Service Entry

Location: Overhead
Condition: Satisfactory
Exterior receptacles: Yes
Operable: Yes
Condition: Satisfactory
GFCI present: Yes
Operable: Yes



Exterior Wall Construction

Type: Masonry
Condition: Satisfactory



Exterior Doors

Main Entrance:	Weatherstripping: Satisfactory Door condition: Satisfactory
Patio:	Weatherstripping: Satisfactory Door condition: Satisfactory
Rear door:	Weatherstripping: Satisfactory Door condition: Satisfactory
Deck door:	N/A



Exterior A/C - Condenser

Unit #1: Location: Backyard
Brand: Lennox
Model #: See pictures
Serial #: see pictures
Approximate Age: 15-20+

Condition: Satisfactory

Energy source: Electric

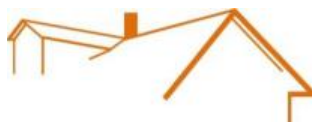
Unit type: Air cooled

Outside Disconnect: Yes

Level: Yes

Improper Clearance (air flow): No





Roof

General

Visibility: All
Inspected From: Ground



Style of Roof

Type: Hip
Pitch: Medium
Roof #1: Type: Asphalt
Layers: 1+ Layers
Age: 10-15+



Ventilation System

Type: Roof



Flashing

Material: Galv/Alum

Condition: Satisfactory



Condition of Roof Coverings

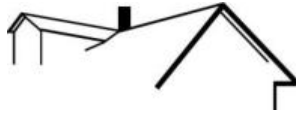
Roof #1: **Satisfactory**



Plumbing Vents

Condition: **Satisfactory**





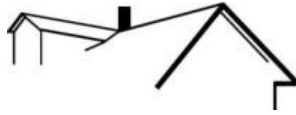
Living Room

Living Room

Location: First floor
Type: LIVING ROOM
Walls & Ceiling: Satisfactory
Moisture stains: No
Floor: Satisfactory
Ceiling fan: None
Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No
Heating source present: Yes







Dining Room

Dining Room

Location: First floor

Type: DINING ROOM

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

Ceiling fan: None

Electrical: Switches: Yes, Operable
Receptacles: Yes
Open ground/Reverse polarity: Yes
Safety hazard

Heating source present: Yes

Doors: Satisfactory





Dining Room: Outlets were tested and had open grounds or incorrect polarity. Recommend repair by a licensed electrician. Potential safety hazard.



Cabinets & Countertops

Condition: **Satisfactory**

Comments: Kitchen: The counter tops and cabinets showing normal wear due to age and use.





Plumbing

Faucet
Leaks: No

Pipes
leak/corroded:
No

Sink/Faucet: Satisfactory

Functional
drainage: Satisfactory

Functional
flow: Satisfactory



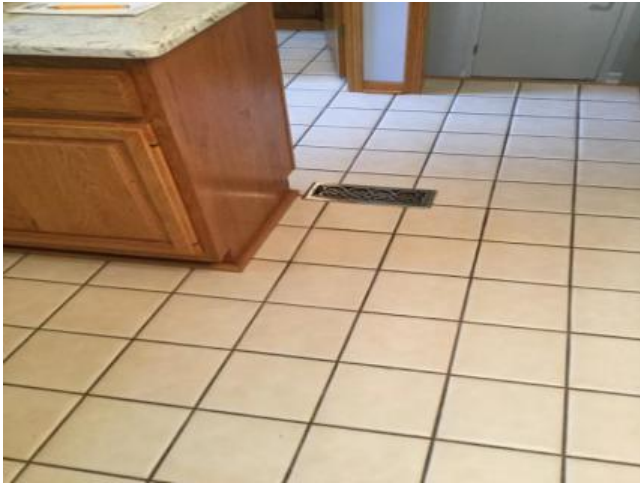
Walls, Ceiling, Floor

Condition: Satisfactory



Heating/Cooling Source

Yes



Appliances

Disposal: Operable: Yes

Oven: Operable: Yes

Range: Operable: Yes

Dishwasher: Operable: Yes

Exhaust fan: Operable: Yes

Refrigerator: Operable: Yes

Microwave: Operable: Yes

Other: Operable: No

**Dishwasher
airgap:** Yes

**Dishwasher
drain line
looped:** Yes

**Receptacles
present:** Yes
Operable: Yes

GFCI: Yes
Operable: Yes

**Open
ground/Reverse
polarity:** No







Bedrooms

Bedroom 1

Location: Second floor

Type: BEDROOM

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

Ceiling fan: None

Electrical: Switches: Yes
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Heating source present: Yes

Bedroom Egress restricted: No

Doors: Satisfactory

Windows: Satisfactory

Comments: Bedrooms: Closet lights missing light fixture cover. Recommended. Potential Safety Hazard.





Bedrooms: Closet lights missing light fixture cover. Recommended. Potential Safety Hazard.



Bedroom 2

Location:	Second floor
Type:	BEDROOM
Walls & Ceiling:	Satisfactory
Moisture stains:	No
Floor:	Satisfactory
Ceiling fan:	None
Electrical:	Switches: Yes Receptacles: Yes, Operable Open ground/Reverse polarity: No
Heating source present:	Yes

Bedroom No
Egress
restricted:

Doors: Satisfactory

Windows: Satisfactory



Bedrooms: Closet lights missing light fixture cover. Recommended. Potential Safety Hazard.

Bedroom 3

Location: Second floor

Type: BEDROOM

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

Ceiling fan: None

Electrical: Switches: Yes
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

**Heating
source
present:** Yes

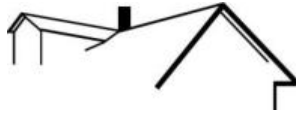
**Bedroom
Egress
restricted:** No

Doors: Satisfactory

Windows: Satisfactory



Bedrooms: Closet lights missing light fixture cover.
Recommended. Potential Safety Hazard.



Bathrooms

Bath 1

Location: First floor half bath

Sinks: Faucet leaks: No
Pipes leak: No

Tubs: N/A

Showers: N/A

Toilet: Bowl loose: No
Operable: Yes

Whirlpool: No
Operable: No
GFCI: No

Shower/Tub area: Caulk/Grouting needed: No

Drainage: Satisfactory

Water flow: Satisfactory

Moisture stains present: No

Doors: Satisfactory

Window: Satisfactory

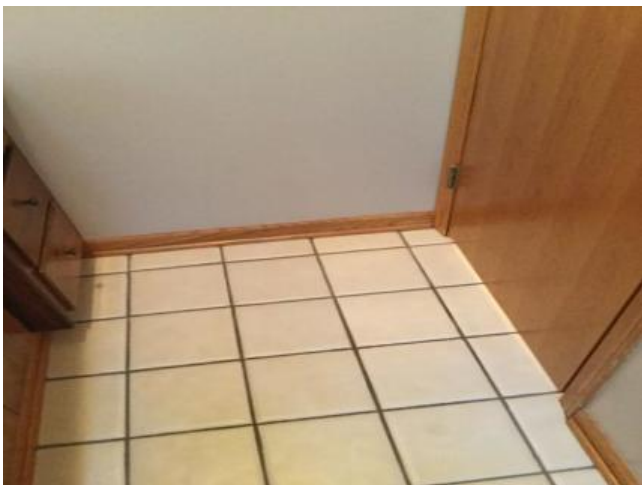
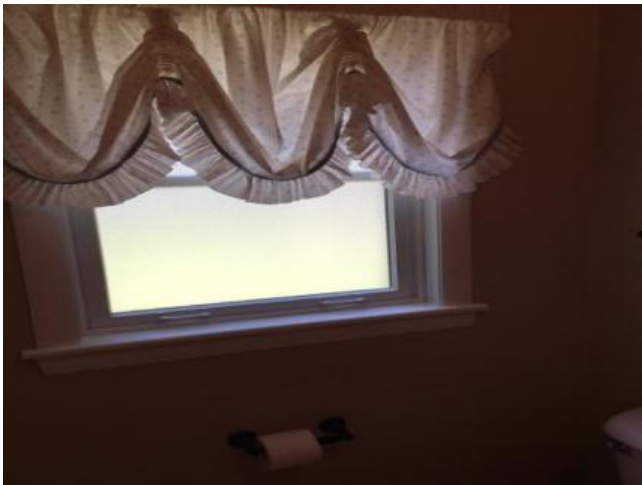
Receptacles present: Yes
Operable: Yes

GFCI: Yes
Operable: Yes

Open ground/Reverse polarity: No

Heat source present: Yes

Exhaust fan: No





Bath 2

Location:	Second floor bath
Sinks:	Faucet leaks: No Pipes leak: No
Tubs:	Faucet leaks: No Pipes leak: No
Showers:	Faucet leaks: No Pipes leak: No
Toilet:	Bowl loose: No Operable: Yes
Whirlpool:	No Operable: No GFCI: No
Shower/Tub area:	Caulk/Grouting needed: No
Drainage:	Satisfactory
Water flow:	Satisfactory
Moisture stains present:	No
Doors:	Satisfactory
Window:	Satisfactory
Receptacles present:	Yes Operable: Yes
GFCI:	Yes Operable: Yes
Open ground/Reverse polarity:	No

Heat source present: Yes

Exhaust fan: Yes
Operable: Yes







Fireplace

Location(s): Basement

Type: Wood

Material: Masonry

Miscellaneous: Damper operable: Yes

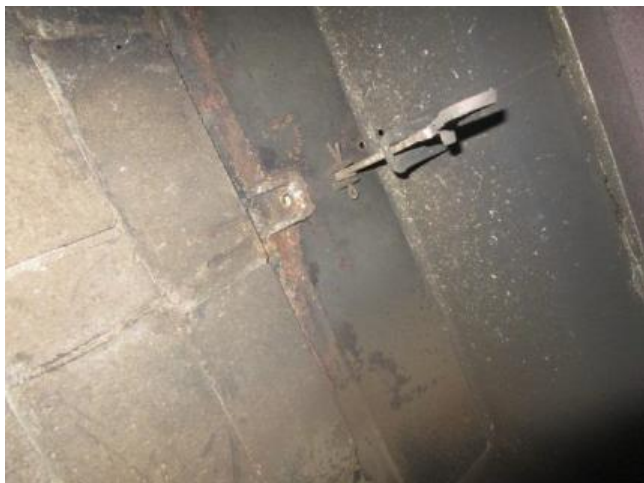
Hearth extension adequate: Yes

Mantel: N/A

Physical condition: Satisfactory

Comments: Fireplace: Recommend having the fireplace and flue cleaned before using.





Stairs/Hallways/Closets

Condition: Satisfactory

Handrail: Satisfactory

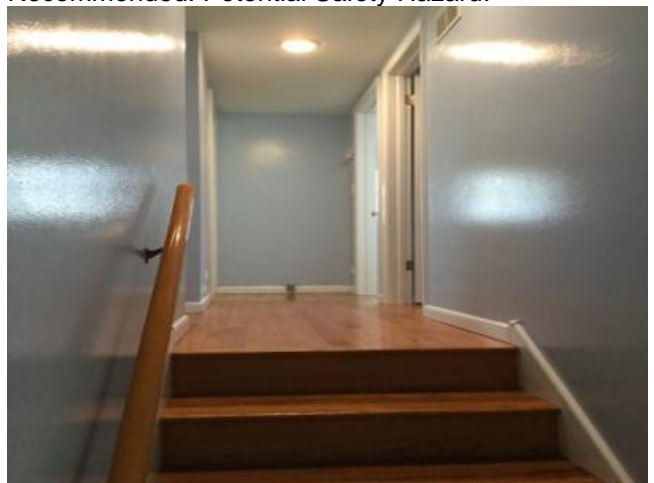
Risers/Treads: Satisfactory

Comments: Interior: Basement stairway. Handrail missing, potential safety issue. Recommend installing handrail





Interior: Closet lights missing light fixture cover.
Recommended. Potential Safety Hazard.





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Recommended. Potential Safety Hazard.



Smoke/Carbon Monoxide detectors

Smoke Present
Detector: Operable: Yes

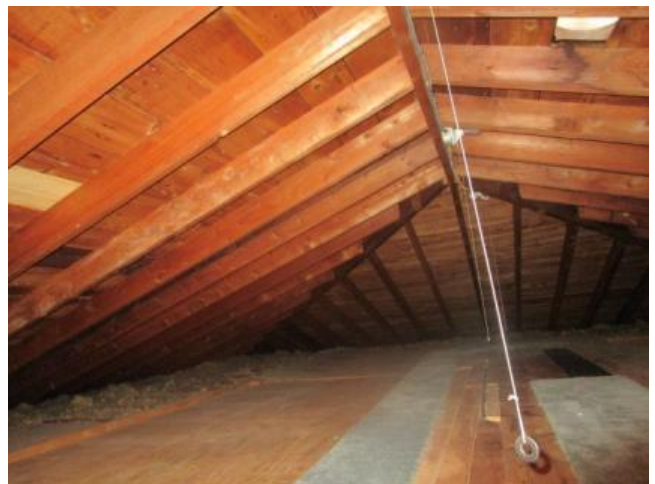
CO Detector: Present
Operable: Yes



Attic/Structure/Framing/Insulation

Access:	Scuttlehole/Hatch
Inspected from:	Access panel In the attic
Location:	Hallway
Flooring:	Complete
Insulation:	Fiberglass Batts Loose
Installed in:	Between ceiling joists
Vapor barriers:	Kraft/foil faced
Ventilation:	Ventilation appears adequate
Fans exhausted to:	Not Visible
HVAC Duct:	N/A
Chimney chase:	Not Visible
Structural problems observed:	No
Roof structure:	Rafters Trusses Wood
Ceiling joists:	Wood
Sheathing:	Plywood Planking

Evidence of condensation:	No
Evidence of moisture:	No
Evidence of leaking:	No
Firewall between units:	N/A







Stairs

Condition: Satisfactory

Handrail: No
Handrail/Railing/Balusters recommended

Headway over stairs: Satisfactory



Interior: Basement stairway. Handrail missing, potential safety issue. Recommend installing handrail

Foundation

Condition: Satisfactory

Material: Concrete block
Poured concrete



Foundation had some typical minor cracks, some had been patched. No evidence of moisture. Recommend monitoring the cracks for future movement.





Floor

Material: Concrete

Condition: Satisfactory



Drainage

Sump pump: Yes

Floor drains: Yes

Drains not tested



Girders/Beams/Joist/Columns

Condition: Satisfactory

Material: Steel

Wood







Laundry Room

Laundry

Faucet leaks: No

Pipes leak: No

Cross connections: No

Heat source present: Yes

Room vented: Yes

Dryer vented: Wall

Electrical: Open ground/reverse polarity: No

GFCI present: No
Recommend GFCI Receptacles

Appliances: Washer
Dryer

Washer hook-up lines/valves: Satisfactory

Gas shut-off valve: Yes
Not Visible


Comments: Laundry Room: Dryer vent. Recommend repairing vent to exterior. Loose.







Laundry Room: Dryer vent. Recommend repairing vent to exterior. Loose.



Crawl Space

Crawl space

Type: Combination basement/crawl space/slab

**Conditioned
(heated/cooled):** Yes



Crawl Space: Observed some moisture stains. No active moisture observed. Recommend monitoring for any changes.

Access

Location: Via basement

**Inspected
from:** In the crawl space



Foundation walls

Condition: Satisfactory

Material: Poured concrete

Comments: Crawl Space: Observed some moisture stains. No active moisture observed.
Recommend monitoring for any changes.



Floor

Material: Concrete

Condition: Typical cracks

Comments: Floor appeared to be in overall satisfactory condition.
Floor had typical cracks.



Drainage

Sump pump: Yes
Pump not tested

Standing water: No

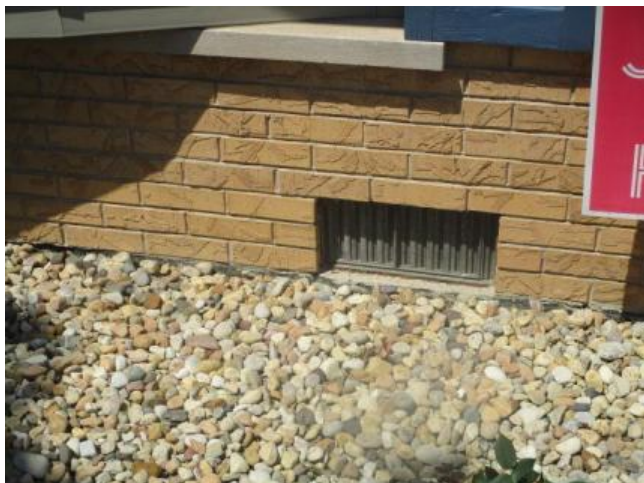
Evidence of moisture damage: Yes

Comments: Crawl Space: Recommend having a the sump pump serviced on a regular basis.
Crawl Space: Sump Pump. Recommend installing a battery backup system.



Ventilation

Location: Wall vents



Girders/Beams/Columns/Joists

Material: Steel

Wood

Condition: Satisfactory



Insulation

Type: Fiberglass

Location: Walls

Between floor joists



Vapor barrier

Present: No

**Water service**

Main shut-off location: In the basement

Water entry piping: Copper/Galv.

Lead other than solder joints: Unknown

Visible water distribution piping: Copper
PVC Plastic

Condition: Satisfactory

Flow: Satisfactory

Pipes Supply/Drain: Satisfactory

Drain/Waste/Vent pipe: Copper
Cast iron

Condition: Satisfactory

Support/Insulation: N/A

Traps proper P-Type: Yes

Drainage: Satisfactory

Interior fuel storage system: N/A

Fuel line: Black iron

Condition: Satisfactory



Main fuel shut-off location

Location: On the front exterior wall



Water heater #1

General: Brand Name: State
Serial #: see pictures
Capacity: 40
Approx. age: 1-5+

Type: Gas

Combustion air venting present: Yes

Seismic restraints needed: N/A

Relief valve: Yes
Extension proper: Yes

Vent pipe: Satisfactory

Condition: Satisfactory





Heating System

Heating system

Unit #1: Brand name: Carrier
 Approx. age: 5-10+
 Model #: see pictures
 Serial #: see pictures
Satisfactory

Energy source: Gas

Warm air system: Direct drive

Heat exchanger: Visual

Combustion air venting present: Yes

Controls: Disconnect: Yes
 Normal operating and safety controls observed
 Gas shut off valve: Yes

Distribution: Metal duct
 Insulated flex duct
 Cold air returns

Flue piping: **Satisfactory**

Filter: Standard

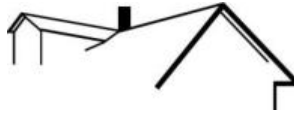
When turned on by thermostat: Fired
 Proper operation: Yes

Heat pump: N/A

Sub-slab ducts: N/A

System not operated due to: Exterior temperature
 Other: n/a





Electric

Main panel

Location: Basement

Condition: Satisfactory

Amperage/Voltage: Unknown

Adequate Clearance to Panel: No

Breakers/Fuses: Breakers

GFCI breaker: No

AFCI breaker: No

Branch wire: Not Visible

Comments: Electric service breaker panel: The panel and breakers appear to be in satisfactory condition. Panel not removed due to restricted access to the panel over the dryer.





Sub panel(s)

Location(s): Location 1: Basement

Evaluation: Not evaluated





Garage

Type

Type: Attached
2-Car



Automatic Opener

Operation: Operable



Safety Reverse

Operation: Operable
Photo eyes and pressure reverse tested



Floor

Material: Concrete

Condition: Satisfactory

Source of Ignition within 18" of the floor: N/A



Overhead Door(s)

Material: Fiberglass

Condition: Satisfactory

Recommend No
Priming/Pain
ting Inside &
Edges:



Exterior Service Door

Condition: **Satisfactory**



Electrical Receptacles

Reverse Yes
polarity: Operable: Yes
Open Yes
ground: No

GFCI Present: Yes

Comments: Garage: Outlets not GFCI type outlets. Recommend repair/replacement. Potential safety hazard.



Garage: Outlets not GFCI type outlets. Recommend repair/replacement. Potential safety hazard.

Fire Separation Walls & Ceiling

Present

Condition: Satisfactory

Moisture Stains Present: No

Typical Cracks: Yes

Fire door: Satisfactory

Self closure: Satisfactory

Comments: Garage: The roof has some discoloration from what appears to be old moisture stains. No active moisture observed and the exterior flashing around the chimney area appears satisfactory. Recommend monitoring for any changes.



Garage: The roof has some discoloration from what appears to be old moisture stains. No active moisture observed and the exterior flashing around the chimney area appears satisfactory. Recommend monitoring for any changes.



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