



Home Inspection Report



123 Example Lane, Example, IL 60189

Inspection Date:

Friday, July 22, 2016

Prepared For:

John Doe

Prepared By:

Home Pulse Pro LLC
808 Benson Ct
North Aurora, IL 60542
331-256-5505

Report Number:

Sample

Inspector:

Mike Ritter

License/Certification #:

450.011584

Inspector Signature:

A handwritten signature in black ink, appearing to read 'Mike Ritter', is written over a horizontal line.

Report Summary

Items Not Operating

Some closet lights were not operating

Major Concerns

None apparent

Potential Safety Hazards

Trip Hazard, Entry Transition in bathroom Flooring in need of repair.

Trip Hazard, Recommend Carpet Re-stretched By Qualified Professional

Water Heater Vent pipe is pitched improperly - needs to slope up towards the chimney - recommend qualified contractor repair

Trip hazard in driveway, recommend repair and/or replacement

Main breaker showed signs of overheating recommend a qualified electrical contractor evaluate and repair

Deferred Cost Items

None apparent

Improvement Items

Laundry room Missing GFCI Outlet For Enhanced Safety Recommended Qualified Electrician Repair And Or Replace

Holes in wall/ceiling caused by previous moisture/leak issue recommend monitor/repair

Bath Drain pipes are leaking - Recommend licensed plumber repair

Items To Monitor

Recommend monitoring foundation crack repair for future movement

Report Overview

Scope of Inspection

All components designated for inspection in the Illinois 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.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

25-30

Roof

General

Visibility ☒ All

Inspected From ☒ Roof

Style of Roof

Type ☒ Gable

Pitch ☒ Medium

Roof #1 Type:

Asphalt

Layers:

1 Layer

Age:

1-5+

Roof #2 ☒ None

Roof #3 ☒ None

Ventilation System

Type ☒ Soffit ☒ Gable ☒ Roof

Flashing

Material ☒ Galv/Alum

Condition ☒ Satisfactory

Condition of Roof Coverings

Roof #1 ☒ Satisfactory

Roof #2 ☒ N/A

Roof #3 ☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Grounds

Service Walks

Material ☒ Concrete
Condition ☒ Satisfactory

Driveway/Parking

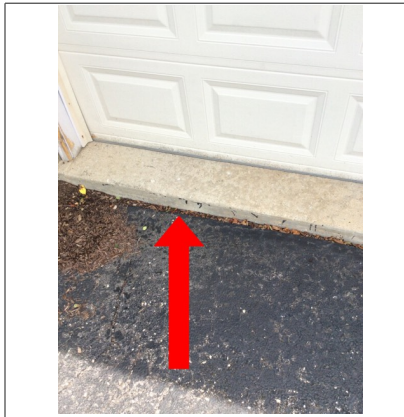
Material ☒ Asphalt
Condition ☒ Marginal ☒ Settling Cracks ☒ Typical cracks ☒ Trip hazard
☒ Fill cracks and seal

Comments Trip hazard in driveway, recommend repair and/or replacement

Photos



Trip Hazard



Trip Hazard

Porch

Condition ☒ Satisfactory
Support Pier ☒ Wood
Floor ☒ Satisfactory

Stoops/Steps

Material Other: Brick
Condition ☒ Satisfactory

Patio

Material ☒ Brick
Condition ☒ Marginal ☒ Trip hazard
Comments Recommend securing step

Photos**Deck/Patio/Porch Covers****Condition** ☒ Satisfactory**Recommend** ☒ None**Fence/Wall****Type** ☒ Wood**Condition** ☒ Satisfactory**Gate** ☒ Satisfactory **Operable:** ☒ Yes**Landscaping affecting foundation****Negative Grade** ☒ Satisfactory ☒ Trim back trees/shrubberies**Comments** Recommend trimming trees/vegetation so it does not come into contact with the home**Photos**

Exterior

Chimney(s)

Location(s) North

Viewed From ☒ Roof

Rain Cap/Spark Arrestor ☒ Yes

Chase ☒ Brick

Evidence of ☒ No apparent defects

Flue ☒ Tile

Evidence of ☒ No apparent defects

Condition ☒ Satisfactory

Gutters/Scuppers/Eavestrough

Condition ☒ Satisfactory

Material ☒ Galvanized/Aluminum

Leaking ☒ No apparent leaks

Attachment ☒ Satisfactory

Extension needed ☒ South

Comments Recommend Repairing downspout extensions to discharge away from the house. 5-6' extensions recommended.

Photos



Extension not connected

Siding

Material ☒ Block/Brick ☒ Metal/Vinyl

Condition ☒ Satisfactory

Trim

Material ☒ Wood ☒ Aluminum/Steel ☒ Recommend repair/painting

Condition ☒ Marginal

Comments Trim was in need of normal painting maintenance.

Photos**Soffit****Material** ☒ Aluminum/Steel**Condition** ☒ Satisfactory**Fascia****Material** ☒ Aluminum/Steel**Condition** ☒ Satisfactory**Flashing****Material** ☒ Aluminum/Steel**Condition** ☒ Satisfactory**Caulking****Condition** ☒ Satisfactory☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations**Windows/Screens****Condition** ☒ Satisfactory**Material** ☒ Metal**Screens** ☒ Satisfactory**Slab-On-Grade/Foundation****Foundation Wall** ☒ Poured concrete**Condition** ☒ Satisfactory**Concrete Slab** ☒ N/A**Service Entry****Location** ☒ Underground**Condition** ☒ Satisfactory**Exterior receptacles** ☒ Yes **Operable:** ☒ No **Condition:** ☒ Satisfactory**GFCI present** ☒ No **Operable:** ☒ Yes ☒ Recommend GFCI Receptacles

Exterior

Building(s) Exterior Wall Construction

Type ☒ Not Visible

Condition ☒ Not Visible

Exterior Doors

Main Entrance Weatherstripping: ☒ Satisfactory Door condition: ☒ Satisfactory

Patio Weatherstripping: ☒ Satisfactory Door condition: ☒ Satisfactory

Rear door Weatherstripping: ☒ Marginal ☒ Replace Door condition: ☒ Satisfactory

Other door ☒ N/A

Exterior A/C - Heat pump #1

Unit #1 Location:
North Side of Home

Brand:

Trane

Model #:

4ttr6042b1000aa

Serial #: 142538895f

Approximate Age:

1-5+

Condition ☒ Satisfactory

Energy source ☒ Electric

Unit type ☒ Air cooled

Outside Disconnect ☒ Yes Maximum fuse/breaker rating (amps): 40

Fuses/Breakers installed (amps): 30

Level ☒ Yes

Condenser Fins ☒ Satisfactory

Insulation ☒ Yes

Improper Clearance (air flow) ☒ No

Garage/Carport

Type

Type ☒ Attached ☒ 2-Car

Comments 2-car

Automatic Opener

Operation ☒ Operable

Safety Reverse

Operation ☒ Operable ☒ Photo eyes and pressure reverse tested

Roofing

Material ☒ Same as house

Gutters/Eavestrough

Condition ☒ Same as house

Siding

Material ☒ Same as house

Condition ☒ Satisfactory

Trim

Material ☒ Wood

Condition ☒ Marginal ☐ Recommend repair/replace ☒ Recommend painting

Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Source of Ignition within 18" of the floor ☒ No

Sill Plates

Type ☒ Floor level

Overhead Door(s)

Material ☒ Metal

Condition ☒ Satisfactory

Recommend Priming/Painting Inside & Edges ☒ No

Exterior Service Door

Condition ☒ Satisfactory

Electrical Receptacles

☒ Yes Operable: ☒ Yes

Reverse polarity ☒ No

Open ground ☒ No

GFCI Present ☒ Yes Operable: ☒ Yes

Garage/Carport

Fire Separation Walls & Ceiling

☒ Present

Condition ☒ Satisfactory

Moisture Stains Present ☒ No

Typical Cracks ☒ Yes

Fire door ☒ Satisfactory

Self closure ☒ Missing

Garage/Carport Photos



Recommend repair/paint



Recommend repair/paint

Laundry Room

Laundry

Laundry sink ☒ Yes

Faucet leaks ☒ Yes

Pipes leak ☒ No ☒ Not Visible

Cross connections ☒ No

Heat source present ☒ Yes

Room vented ☒ Yes

Dryer vented ☒ Floor ☒ Plastic dryer vent not recommended ☒ Recommend repair

Electrical Open ground/reverse polarity: ☒ No

GFCI present ☒ No Operable: ☒ Yes ☒ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer

Washer hook-up lines/valves ☒ Satisfactory

Gas shut-off valve ☒ Yes

Comments Missing GFCI Outlet For Enhanced Safety Recommended Qualified Electrician Replace

Photos



Bedroom

Room

Location Second floor

West

Type BEDROOM

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 **Holes:** ☒ Walls

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Bedroom

Room

Location Second floor
SE

Type BEDROOM

Walls & Ceiling ☒ Marginal

Moisture stains ☒ Yes

Where:

Ceiling/Wall

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes ☒ Operable

Open ground/Reverse polarity: ☒ No

Heating source present ☒ Yes **Holes:** ☒ Walls ☒ Ceilings

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments Holes in wall/ceiling caused by previous moisture issue recommend monitor/repair

Bedroom Photos



Moisture stain/damage

Bathroom

Bath

Location Second floor bath
Sinks *Faucet leaks:* ☒ No *Pipes leak:* ☒ No
Tubs ☒ N/A
Showers *Faucet leaks:* ☒ No *Pipes leak:* ☒ Not Visible
Toilet *Bowl loose:* ☒ No *Operable:* ☒ Yes
Whirlpool ☒ No *GFCI:* ☒ Yes
Shower/Tub area ☒ Ceramic/Plastic *Condition:* ☒ Satisfactory
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ Satisfactory
Receptacles present ☒ Yes *Operable:* ☒ Yes
GFCI ☒ No ☒ Recommend GFCI
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ No
Comments Trip hazard at Bathroom entry, Flooring in need of repair.

Bathroom Photos



Raised floor possible trip hazard

Master Bedroom

Room

Location Second floor

Type MASTER BEDROOM

Walls & Ceiling ☒ Satisfactory ☒ Typical cracks

Moisture stains ☒ No

Floor ☒ Marginal ☒ Tripping hazard

Ceiling fan ☒ None

Electrical **Switches:** ☒ Yes ☒ Operable **Receptacles:** ☒ Yes ☒ Operable

Open ground/Reverse polarity: ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments i

Closet Light Fixture Not Working, Recommend Qualified Electrician Repair/Replace

Photos



Trip hazard

Master Bath

Bath

Location Second floor bath
Sinks *Faucet leaks:* ☒ No *Pipes leak:* ☒ No
Tubs *Faucet leaks:* ☒ Yes *Pipes leak:* ☒ Not Visible
Showers *Faucet leaks:* ☒ No *Pipes leak:* ☒ Not Visible
Toilet *Bowl loose:* ☒ No *Operable:* ☒ Yes
Whirlpool ☒ Yes *Operable:* ☒ Yes *GFCI:* ☒ Yes
Shower/Tub area ☒ Ceramic/Plastic *Condition:* ☒ Satisfactory
Caulk/Grouting needed: ☒ Yes
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

Kitchen

Countertops

Condition ☒ Satisfactory

Cabinets

Condition ☒ Satisfactory

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ No

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Walls & Ceiling

Condition ☒ Satisfactory

Heating/Cooling Source

☒ Yes

Floor

Condition ☒ Satisfactory

Appliances

Disposal Operable: ☒ Yes

Oven Operable: ☒ Yes

Range Operable: ☒ Yes

Dishwasher Operable: ☒ Yes

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes

Refrigerator Operable: ☒ Yes

Microwave Operable: ☒ Yes

Dishwasher airgap ☒ No

Dishwasher drain line looped ☒ Yes

Receptacles present ☒ Yes Operable: ☒ Yes

GFCI ☒ Yes Operable: ☒ Yes

Open ground/Reverse polarity: ☒ No

Office/Study

Room

Location First floor

Type Study

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

Bedroom Egress restricted ☒ N/A

Doors ☒ None

Windows ☒ Satisfactory

Family room

Room

Location First floor

Type FAMILY ROOM

Walls & Ceiling ☒ Satisfactory ☒ Typical cracks

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes ☒ Operable

Open ground/Reverse polarity: ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ N/A

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Dining Room

Dining Room

Location First floor

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

Doors ☒ None

Windows ☒ None

Bathroom

Bath

Location First floor bath
Sinks *Faucet leaks:* ☒ No *Pipes leak:* ☒ No
Tubs *Faucet leaks:* ☒ No *Pipes leak:* ☒ No
Showers *Faucet leaks:* ☒ No *Pipes leak:* ☒ Not Visible
Toilet *Bowl loose:* ☒ No *Operable:* ☒ Yes
Whirlpool ☒ No
Shower/Tub area ☒ Ceramic/Plastic *Condition:* ☒ Satisfactory
Caulk/Grouting needed: ☒ Yes
Where:
 Caulking Needed Around Tub And Shower Area
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ None
Receptacles present ☒ Yes *Operable:* ☒ Yes
GFCI ☒ Yes *Operable:* ☒ Yes
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes *Operable:* ☒ Yes

Interior

Fireplace

Location(s) Family room

Type ☒ Gas

Material ☒ Masonry

Miscellaneous Operable: ☒ Yes Damper operable: ☒ Yes

Damper modified for gas operation ☒ No

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Satisfactory

Stairs/Steps/Balconies

Condition ☒ Satisfactory

Handrail ☒ Satisfactory

Risers/Treads ☒ Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes

CO Detector ☒ Present Operable: ☒ Yes

Attic/Structure/Framing/Insulation

Access ☒ Scuttlehole/Hatch

Inspected from ☒ In the attic

Location ☒ Hallway

Flooring ☒ None

Insulation ☒ Fiberglass ☒ Batts ☒ Cellulose Depth: 14"

Installed in ☒ Between ceiling joists

Vapor barriers ☒ Kraft/foil faced

Ventilation ☒ Recommend baffles at eaves

Fans exhausted to Attic: ☒ No Outside: ☒ Yes

HVAC Duct ☒ Satisfactory

Chimney chase ☒ Satisfactory

Structural problems observed ☒ No

Roof structure ☒ Trusses ☒ Collar ties

Ceiling joists ☒ Wood

Sheathing ☒ Plywood

Evidence of condensation ☒ No

Evidence of moisture ☒ No

Evidence of leaking ☒ No

Firewall between units ☒ N/A

Electrical ☒ No apparent defects

Basement

Stairs

Condition ☒ Satisfactory

Handrail ☒ Yes Condition: ☒ Satisfactory

Headway over stairs ☒ Satisfactory

Foundation

Condition ☒ Satisfactory

Material ☒ Poured concrete

Horizontal cracks ☒ None

Step cracks ☒ None

Vertical cracks ☒ South

Covered walls ☒ North

Movement apparent ☒ None

Indication of moisture ☒ Yes ☒ Old stains

Comments Recommend monitoring patched crack in basement wall

Photos



Monitor crack repair

Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Drainage

Sump pump ☒ Yes ☒ Working

Floor drains ☒ Yes

Girders/Beams

Condition ☒ Satisfactory

Material ☒ Steel

Columns

Condition ☒ Satisfactory

Material ☒ Steel

Basement

Joists

Condition ☒ Satisfactory

Material ☒ Wood ☒ 2x8

Subfloor

Condition ☒ Satisfactory

Plumbing

Water service

Main shut-off location In the basement

Water entry piping ☒ Copper/Galv.

Lead other than solder joints ☒ No

Visible water distribution piping ☒ Copper

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain Cross connection: ☒ No ☒ Satisfactory

Drain/Waste/Vent pipe ☒ Galvanized

Condition ☒ Marginal

Support/Insulation Type:

Metal strapping

Plastic strapping

Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Interior fuel storage system ☒ N/A

Fuel line ☒ Black iron

Condition ☒ Satisfactory

Comments Drain pipes are leaking - Recommend licensed plumber repair

Photos



Tub drain line leak

Main fuel shut-off location

Location On the side exterior wall

Water heater #1

General Brand Name:

Rheem

Serial #: q111623520

Capacity:

40 gal

Approx. age:

1-5+

Plumbing

Water heater #1 cont.

Type ☒ Gas

Combustion air venting present ☒ Yes

Seismic restraints needed ☒ N/A

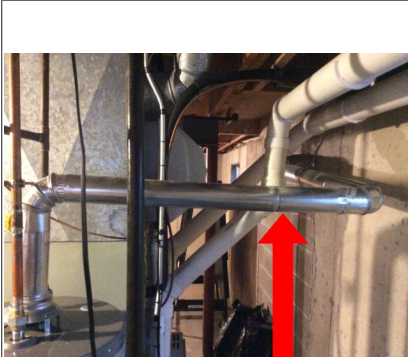
Relief valve ☒ Yes Extension proper: ☒ Yes

Vent pipe ☒ Improper ☒ Recommend repair

Condition ☒ Marginal

Comments Vent pipe is pitched improperly - needs to slope up towards the chimney - recommend qualified contractor repair

Photos



Improper pitch, missing hangers, safety issue

Water softener

Loop installed ☒ No

Plumbing hooked up ☒ Yes

Plumbing leaking ☒ No

Electric/Cooling System

Main panel

Location Basement

Condition ☒ Poor

Adequate Clearance to Panel ☒ Yes

Amperage/Voltage ☒ 100a

Breakers/Fuses ☒ Breakers

Appears grounded ☒ Yes

GFCI breaker ☒ No

AFCI breaker ☒ No

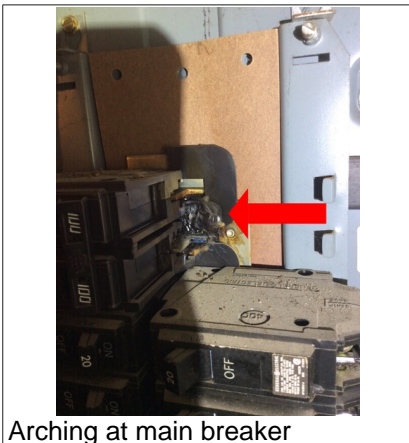
Main wire ☒ Copper **Condition:** ☒ Satisfactory

Branch wire condition ☒ Satisfactory

Branch wire ☒ Copper

Comments Main breaker showed signs of overheating recommend a qualified electrical contractor evaluate and repair

Photos



Arching at main breaker

Evaporator Coil Section Unit #1

General ☒ Central system

Location:

Evaporator coil located in Basement within furnace

Age:

1-5+

Evaporator coil ☒ Satisfactory

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ Floor drain

Secondary condensate line/drain Present: ☒ No Needed: ☒ No

Operation Differential: 14-20

Condition ☒ Satisfactory

Heating System

Heating system

Unit #1 **Brand name:**

Trane

Approx. age:

1-5+

Model #: *tuh2c100a9v4vba* **Serial #:** *14081lpg7g* ☒ **Satisfactory**

Unit #2 ☒ **None**

Energy source ☒ **Gas**

Warm air system ☒ **Direct drive**

Heat exchanger ☒ **Sealed**

Carbon monoxide ☒ **N/A**

Combustion air venting present ☒ **Yes**

Controls **Disconnect:** ☒ **Yes** ☒ **Normal operating and safety controls observed**

Gas shut off valve: ☒ **Yes**

Distribution ☒ **Metal duct**

Flue piping ☒ **Satisfactory**

Filter ☒ **Standard** ☒ **Needs cleaning/replacement**

When turned on by thermostat ☒ **Fired Proper operation:** ☒ **Yes**

Heat pump ☒ **N/A**

Sub-slab ducts ☒ **N/A**

System not operated due to ☒ **N/A**