



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', written over a horizontal line.

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Trip Hazard, Entry Transition into bathroom Flooring uneven recommend repair/replace transition.

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

Back stoop had loose brick on step, safety hazard, Recommend securing loose brick

Master bedroom Loose carpeting, possible trip hazard, recommend qualified contractor re-stretch carpeting

Main breaker showed signs of overheating recommend a qualified electrical contractor repair/replace

Plastic dryer vent hose not recommended, potential fire hazard.

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 previously repaired water damage, recommend repair/paint

Dishwasher drain line not looped beneath countertop. Recommend repair

Bathroom 2 Drain pipes are leaking - Recommend licensed plumber repair

Recommend trimming trees/vegetation so it does not come into contact with the home

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

Trim was in need of normal painting maintenance.

Items To Monitor

Foundation had some typical minor cracks, some had been patched. Recommend monitoring the cracks 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+

Ventilation System

Type ☒ Soffit ☒ Gable ☒ Roof

Flashing

Material ☒ Galv/Alum

Condition ☒ Satisfactory

Condition of Roof Coverings

Roof #1 ☒ Satisfactory

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 in driveway, recommend repair and/or replacement



Trip hazard in driveway, recommend repair and/or replacement

Porch

Condition ☒ Satisfactory
Support Pier ☒ Wood
Floor ☒ Satisfactory

Stoops/Steps

Material Other: Brick
Condition ☒ Satisfactory

Patio

Material ☒ Brick
Condition ☒ Marginal ☒ Trip hazard

Comments Back stoop had loose brick on step, safety hazard, Recommend securing loose brick

Photos

Back stoop had loose brick on step, safety hazard, Recommend securing loose brick

Deck/Patio/Porch Covers

Condition ☒ Satisfactory

Recommend ☒ None

Fence/Wall

Type ☒ Wood

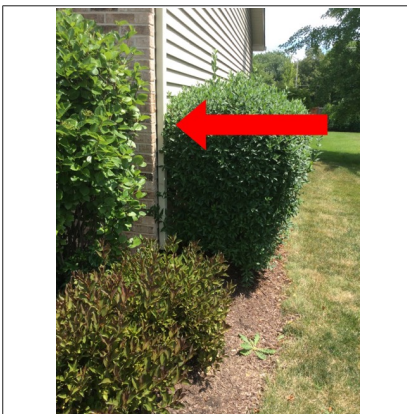
Condition ☒ Satisfactory

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

Recommend trimming trees/vegetation so it does not come into contact with the home

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

Siding

Material ☒ Metal/Vinyl

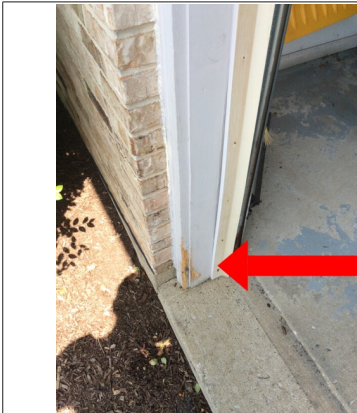
Condition ☒ Satisfactory

Trim

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

Condition ☒ Marginal

Comments Trim was in need of normal painting maintenance.

Photos

Trim was in need of normal painting maintenance.

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 ☒ Yes **Operable:** ☒ Yes

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: ☒ Satisfactory Door condition: ☒ Satisfactory

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 ☒ Satisfactory ☒ Recommend painting

Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

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

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

Laundry Room

Laundry

Laundry sink ☒ Yes

Faucet leaks ☒ Yes

Pipes leak ☒ Not Visible

Cross connections ☒ No

Heat source present ☒ Yes

Room vented ☒ Yes

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

☒ Safety hazard

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
Plastic dryer vent hose not recommended, potential fire hazard.

Photos



Plastic vent hose not recommended for gas dryer, potential fire hazard.



Recommend GFCI

Bedroom 1

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 2

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 previously repaired water damage, recommend repair/paint

Bedroom 2 Photos



Holes in wall/ceiling caused by previously repaired water damage, recommend repair/paint

Bathroom 1

Bath

Location Second floor bath

Sinks **Faucet leaks:** ☒ No **Pipes leak:** ☒ No

Tubs **Faucet leaks:** ☒ No **Pipes leak:** ☒ Not Visible

Showers **Faucet leaks:** ☒ No **Pipes leak:** ☒ Not Visible

Toilet **Bowl loose:** ☒ No **Operable:** ☒ Yes

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 ☒ Satisfactory

Receptacles present ☒ Yes **Operable:** ☒ Yes

GFCI ☒ Yes ☒ No **Operable:** ☒ Yes

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes **Operable:** ☒ Yes

Comments Trip hazard at Bathroom entry, recommend repair/replace transition

Bathroom 1 Photos



Trip hazard at Bathroom entry,
recommend repair/replace transition

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

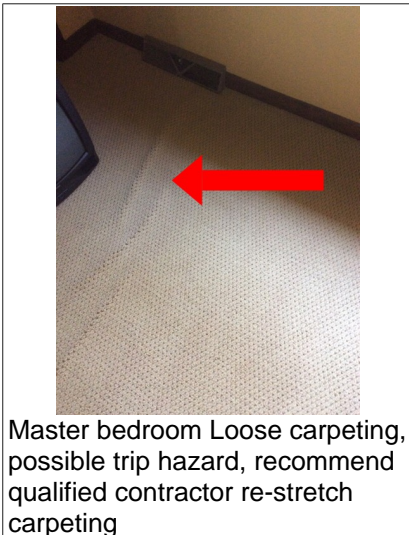
Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments Master bedroom Loose carpeting, possible trip hazard, recommend qualified contractor re-stretch carpeting

Photos



Master Bath

Bath

Location Second floor bath
Sinks *Faucet leaks:* ☒ No *Pipes leak:* ☒ No
Tubs *Faucet leaks:* ☒ No *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
Where:
 Caulking Needed Around Tub And Shower Area
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 ☒ No *Operable:* ☒ Yes

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

Exhaust fan Operable: ☒ Yes

Refrigerator Operable: ☒ Yes

Microwave Operable: ☒ Yes

Dishwasher airgap ☒ No

Dishwasher drain line looped ☒ No

Receptacles present ☒ Yes Operable: ☒ Yes

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

Open ground/Reverse polarity: ☒ No

Comments Dishwasher drain line not looped beneath countertop. Recommend repair

Photos



Dishwasher drain line not looped beneath countertop. Recommend repair

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 ☒ No

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 ☒ No

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 ☒ Satisfactory

Windows ☒ Satisfactory

Bathroom 2

Bath

Location First floor bath

Sinks **Faucet leaks:** ☒ No **Pipes leak:** ☒ No

Tubs **Faucet leaks:** ☒ No **Pipes leak:** ☒ Not Visible

Showers **Faucet leaks:** ☒ No **Pipes leak:** ☒ Not Visible

Toilet **Bowl loose:** ☒ No **Operable:** ☒ Yes

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 ☒ Yes

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 ☒ Batts ☒ Cellulose Depth: 13"

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

Ceiling joists ☒ Wood

Sheathing ☒ OSB

Evidence of condensation ☒ No

Evidence of moisture ☒ No

Evidence of leaking ☒ No

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

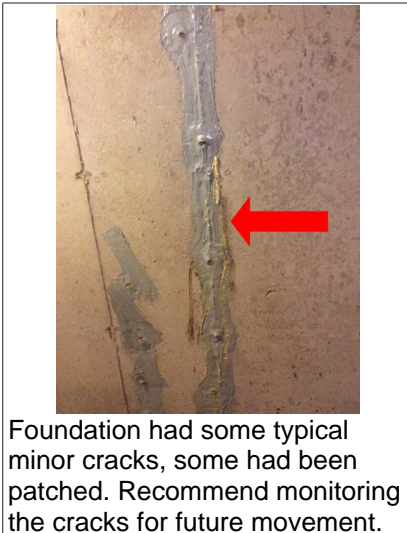
Covered walls ☒ North

Movement apparent ☒ None

Indication of moisture ☒ No ☒ Old stains

Comments Foundation had some typical minor cracks, some had been patched. Recommend monitoring the cracks for future movement.

Photos



Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Drainage

Sump pump ☒ Yes ☒ Working

Floor drains ☒ Yes

Girders/Beams

Condition ☒ Satisfactory

Material ☒ Steel

Basement

Columns

Condition ☒ Satisfactory

Material ☒ Steel

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 ☒ PVC ☒ Brass

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 Bathroom 2 Drain pipes are leaking - Recommend licensed plumber repair

Photos



Main fuel shut-off location

Location On the side exterior wall

Water heater #1

Plumbing

Water heater #1 cont.

General

Brand Name:

Rheem

Serial #: q111623520

Capacity:

40 gal

Approx. age:

1-5+

Type

☒ Gas

Combustion air venting present ☒ Yes

Seismic restraints needed ☒ N/A

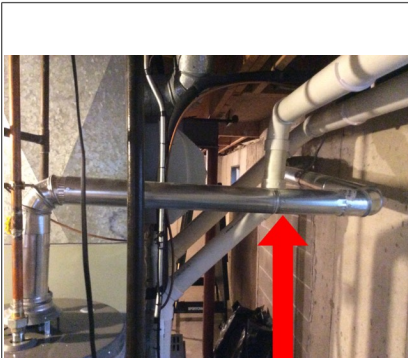
Relief valve ☒ Yes **Extension proper:** ☒ Yes

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



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

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 repair/replace

Photos



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

Energy source ☒ Gas

Warm air system ☒ Direct drive

Heat exchanger ☒ Sealed

Carbon monoxide ☒ N/A

Tester:

PCMM05

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

System not operated due to ☒ N/A