

Home Inspection Report

of

Your Street

Your Town

for

Client Name

on

08/15/11



Nour Mihaileanu

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SUMMARY

*SUMMARY of the items the inspector considers in need of immediate concern. All items below should be evaluated and repaired by a licensed professional. The full account of the home's condition, solely in the opinion of the inspector, including those which operate but may be nearing failure, is listed in the body of the report which is to be read carefully by the client. It is the client's decision as to what remedies are to be taken.

INSPECTION SUMMARY*

Address: **Client:** Client Name
Your Street
Your Town

1. Unsafe connection is noted in the main electrical panel (30AMP breaker connected to a 14 AWG wire). The main electrical panel is dusty and needs cleanup. The living room electrical receptacle (west wall) has no power. The light switch cover plate in the bedroom is unsafe (cracked) and it should be replaced. A licensed electrician should evaluate and make all necessary corrections before closing.
2. The bathtub has slow drain. When turned on, the shower has a loud noise (high pitched whistle). The kitchen sink faucet handle is loose and the pull-down is hard to operate. A licensed plumber should evaluate and make all necessary corrections before closing.
3. The microwave interior light is flickering when is turned on. Further evaluation is recommended.
4. The door screen for the bedroom balcony is damaged.
5. The wall heating/cooling unit is in the building association control and it should be serviced prior closing.

Inspector: Nour Mihaileanu

Date: 08/15/11

Home Inspection Report - 08/15/11

Your Street
Your Town

GENERAL

Age: 6-10 years **Type:** Condominium **Main entrance faces:** South
Weather: Dry **Temp:** 65-80 degrees **Buyer Present:** Yes
Status: Vacant

**PLUMBING**

Supply: Public **Supply Lines:** Not visible **Condition:**
Waste: **Not Fully Visible** **Shutoff Location:** Not Fully Visible **Pressure:** Satisfactory
The water in the home was run for: 20 minutes
Sanitary Pump: NA **Plumber Needed?:** No
Washer: Operates **Dryer:** Operates

Plumbing leaks always begin slowly and take time to fully reveal themselves. We are limited to the amount of water we can run during an inspection. The passage of time between the inspection and the closing makes it crucial that all fixtures be operated and checked at the time of the walkthrough.

DWV: Not Fully Visible **Condition:** **Not Fully Visible** **Discharge:** **Not tested**

(The underground pipes, inside and out, were not visible and not inspected)

Water Heater(s)

Main

Brand: **Type:** **Capacity:**
Age:
Recommendation:
Condition: Association control

ELECTRICAL SERVICE

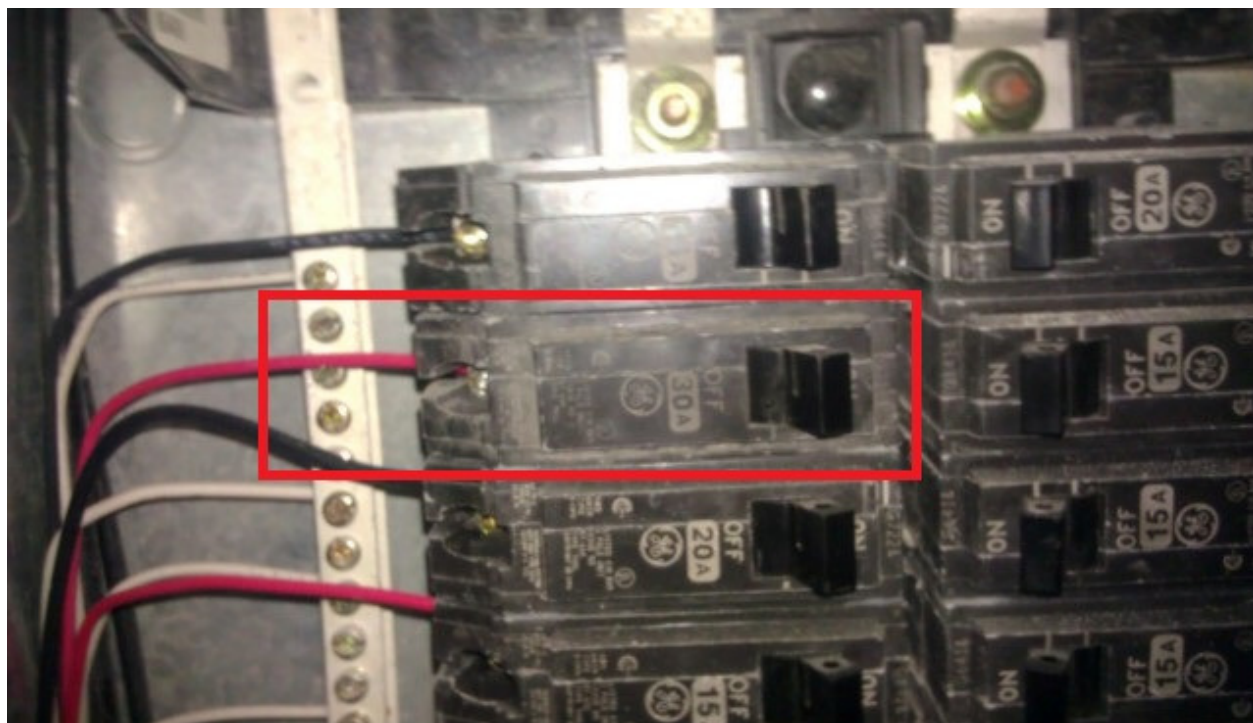
Main

Location: Bedroom **Amps:** 100 **Volts:** 120
Type: Breakers **(The # of amps is an approximation. Consult an electrician for the exact number.)**
Service Conductor: Copper **Branch Wiring:** Copper **Sheathing:** Conduit

Issues: See summary page

Recommendation:

The Electrical System, all or in part, needs professional evaluation prior to closing.



Unsafe connection is noted in the main electrical panel (30AMP breaker connected to a 14 AWG wire).

BATHROOMS

Main Bathroom

Ceilings/walls:

Condition: Satisfactory

Floors:

Condition: Satisfactory

Doors:

Condition: Satisfactory

Ventilation/Heating:

Window in bathroom? No

Ventilation Fan: Operational **Visible Heat Source:** Yes

Sink:

Condition: Satisfactory

Plumber Needed? No

Toilet

Condition: Satisfactory

Tub/Shower

Condition: **Slow Drain** **Jacuzzi:** None

Drainage / Water Pressure

Drainage: **Marginal** **Water Pressure:** Satisfactory

Electrical

Outlet: Yes **GFCI:** Yes **Operational:** Yes



The shower head cover should be sealed.

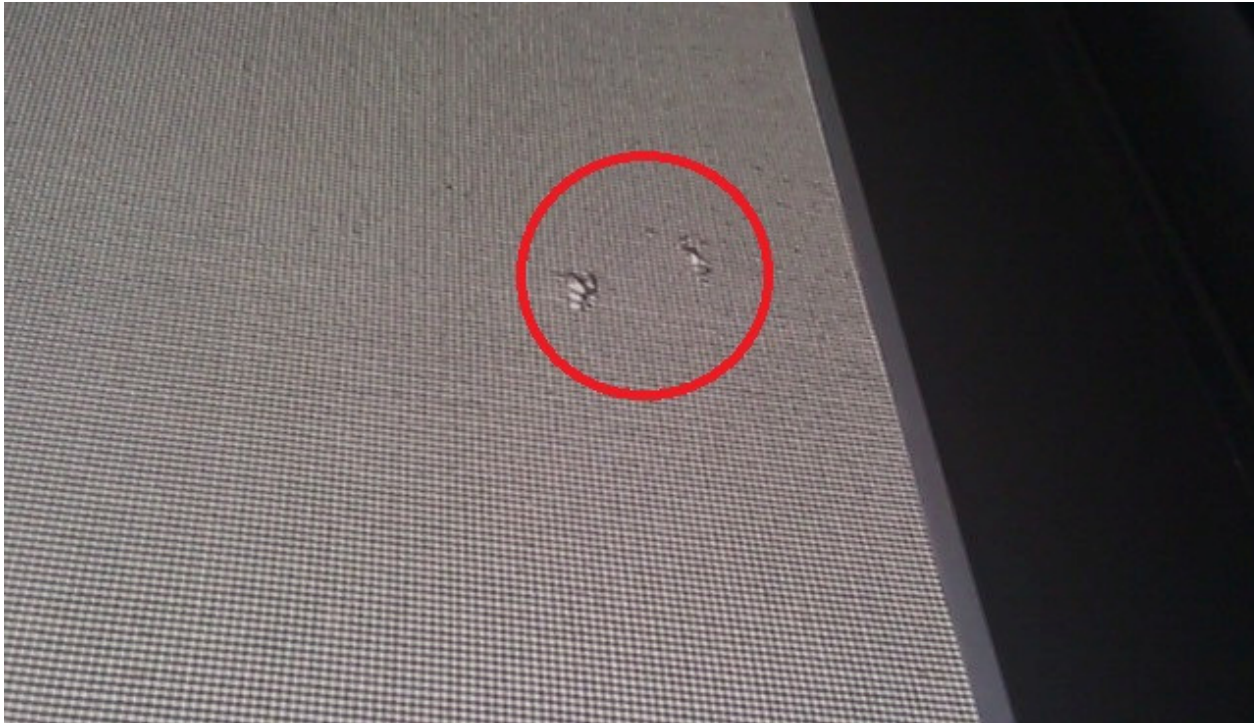
BEDROOMS

Master Bedroom

Ceilings/walls: Satisfactory
Floors: Satisfactory
Doors: Satisfactory **Windows:** **None**
Visible heat source: Yes

Electrical

Switches: **Cracked Cover** **Outlets:** Yes



The door screen for the bedroom balcony is damaged.

ROOMS

Living Room

Location:	Main Floor		
Ceilings/walls:	Satisfactory		
Floors:	Satisfactory		
Doors:	NA	Windows:	Satisfactory
Visible heat source:	Yes	Screens:	Satisfactory

Electrical

Switches:	Yes	Outlets:	Yes
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The living room electrical receptacle (west wall) has no power.

KITCHEN

Kitchen

Ceilings/walls:	Satisfactory				
Floors:	Satisfactory				
Doors:	NA	Windows:	NA	Visible heat source:	Yes
Counters:	Satisfactory	Cabinets:	Satisfactory		
Faucet:	Loose				
Pipes:	Do not leak	Drainage:	Adequate	Pressure:	Adequate
Microwave:				Operates:	
Refrigerator:		Yes		Operates:	Yes
Range:		Yes		Operates:	Yes
Oven:		Yes		Operates:	Yes
Dishwasher:		Yes		Operates:	Yes
Fan:		Yes		Operates:	No
Disposal:		Yes		Operates:	Yes

Electrical

Outlets:	Yes	GFCI:	Yes	Operates:	Yes
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(The appliances were tested solely to see if they operate and not for the quality of their

performance.)



The kitchen sink faucet handle is loose and the pull-down is hard to operate.



The light switch cover plate in the bedroom is unsafe (cracked) and it should be replaced.

