

# Home Inspection Report

of

Your address

Your town

for

Client Name

on

08/09/12



Nour Mihaileanu

3225 Sunset Ln

Franklin Park, IL

773-983-9155

[nm@homeinspectionestate.com](mailto:nm@homeinspectionestate.com)

[www.homeinspectionestate.com](http://www.homeinspectionestate.com)

IL Lic # 450.010998

## 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 address

## Your town

1. The gas was off at the time of the inspection and all the gas appliances and components, including the furnace, could not be tested. The AC condenser unit was not present or installed at the time of inspection. The heating unit is in need of service and evaluation by a HVAC professional prior to closing.
2. The exterior GFCI outlet on the West side is miss wired (open ground). The main electrical panel needs cleanup. A licensed electrician should evaluate and make all necessary corrections before closing.
3. The exterior drain cleanout access is obstructed by the house siding. The basement has no sump pump to protect it from water. The whirlpool in the master bathroom did not operate from the on/off switch button and the drain stop is defective. A licensed plumber should evaluate and make all necessary corrections prior closing.
4. Due to the visual condition of the roof, or in fact it could not be fully visible, I recommend having a licensed roofing contractor to evaluate it before closing.
5. The South sidewalk has settled and is a trip hazard.
6. The exterior floor drain cover by the basement door is damaged and it should be replaced. The drain tile opening on the South side should be sealed to avoid clogging. The exterior siding should have 6-8 inches clearance above grade to avoid moisture damage.
7. The basement bedroom window could not be opened. The upper level NE bedroom closet door needs adjustment.

**Inspector:** Nour Mihaileanu Lic. #450.010998 exp. 11/30/14

**Date:** 08/09/12

## Home Inspection Report - 08/09/12

Your address  
Your town

### GENERAL

<b>Age:</b>	50+ years	<b>Type:</b>	Single family	<b>Main entrance faces:</b>	West
<b>Weather:</b>	Dry	<b>Temp:</b>	80 + degrees	<b>Buyer Present:</b>	Yes
<b>Status:</b>	Vacant				



### ROOF

<b>Age:</b>	1-5 years	<b>Visibility:</b>	Partial	<b>Limited by:</b>	Accessibility
<b>Roof Type:</b>	Hip	<b>Layers:</b>	1	<b>Viewed from:</b>	Not Fully Visible
<b>Roof Material:</b>	Asphalt				

**Visible Shingle Condition:** Satisfactory

(Roofs may contain hidden defects that will not be seen today. If this is a concern, consult a professional. )

Due to the visual condition of the roof or the fact that it could not be fully viewed, I recommend it be professionally evaluated prior to the closing.

Valleys

**Type:** None

**Roof Flashing**

**Type:** Aluminum      **Visible Condition:** Satisfactory

**Vents**

**Type:** Soffit

**Skylights**

**Count:** 1      **Visible Condition:** Satisfactory

**Plumbing Vents**

**Present?** Yes      **Visible Condition:** Satisfactory

**Comments**



## EXTERIOR

**Gutters/Downspouts**

**Type:** Aluminum      **Visible Condition:** Marginal

**Siding**

**Type:** Vinyl/brick      **Condition:** Satisfactory

A board by board search was not performed.

**Caulking**

Exterior caulking has areas that need to be redone.

**Trim/Soffit**

**Type:** Metal

**Condition:** Satisfactory

**Window Frames****Type:** Metal**Storms/Screens:**

Yes

**Areas of Wood Need**

Normal maintenance

**Exterior Electric****Type:** Overhead**GFCI:** Yes**Outlet:** Yes**Operational:** Yes

Unless otherwise noted, the exterior was inspected from the ground.



The exterior GFCI outlet on the West side is miss wired (open ground)

**Entry Door****Condition:** Satisfactory**Side Door****Condition:** Satisfactory**Basement**

**Condition:** Satisfactory

## GROUNDS

### Walks

**Walks:** Yes **Type:** Concrete **Condition:** Cracked

### Front stoop/steps

**Front stoop/steps:** Yes **Type:** Concrete **Condition:** Satisfactory

### Back stoop/steps

**Back stoop/steps:** Yes **Type:** Wood **Condition:** Satisfactory

### Exterior Hand Rails

**Exterior Hand Rails:** Yes **Type:** Wood **Condition:** Satisfactory

### Patio

**Patio:** Yes **Type:** Concrete **Condition:** Marginal

### Porch

**Porch:** Yes **Type:** Wood **Condition:** Satisfactory

### Landscaping-Foundation

**Negative grade:** East: Yes

**West:** Yes **North:** No **South:** No

### Foundation Protections

**Type:** Gutters & drain tiles **Condition:** Marginal

**Water is destructive and any home without 3 foundation protections - gutters, positive grade and drain tiles - is subject to water penetration.**





The drain tile opening on the South side should be sealed to avoid clogging.

## **GARAGE**

**Type:** Detached **# of Cars:** 2

### **Garage Door #1**

**Type:** Metal **Condition:** Satisfactory **Automatic Opener:** Yes  
**Opener Operational:** Yes **Safety Reverse:** Operates

### **Roofing**

**Type:** Same as the house **Condition:** Satisfactory

### **Siding**

**Type:** Vinyl **Condition:** Satisfactory

### **Trim**

**Type:** Same as the house **Condition:** Satisfactory

### **Floor**

**Type:** Concrete

**Condition:** Not Fully Visible

### **Window**

Satisfactory

### Door

**Door Springs:** Satisfactory

**Side Door:** Satisfactory

### Garage Structure

**Condition:** Satisfactory

**Firewall:** NA

**Sill Plate:** Not fully visible

### Electrical

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



The garage was not fully visible and not fully inspected due to storage or clutter.

## PLUMBING

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

**Supply:** Public      **Supply Lines:** Not visible      **Condition:** Satisfactory

**Waste:** Not Fully Visible      **Shutoff Location:** Basement      **Pressure:** Satisfactory

**The water in the home was run for:** 20 minutes

**Sanitary Pump:** NA      **Plumber Needed?:** No

**Washer:** None      **Dryer:** None



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

## **Water Heater(s)**

### **Main**

**Brand:** Richmond      **Type:** Electric      **Capacity:** 50 Gal.  
**Age:** New  
**Recommendation:**  
**Condition:** Satisfactory



## **ELECTRICAL SERVICE**

### **Main**

**Location:** Basement      **Amps:** 100      **Volts:** 120  
**Type:** Breakers      (The # of amps is an approximation. Consult an electrician for the exact number.)

**Service Conductor:** Aluminum **Branch Wiring:** Copper **Sheathing:** Conduit

**Issues:** [See summary page](#)

**Recommendation:**

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



## HEATING

Gas to the home is shut off and no tests were done.

This HVAC system is in need of professional servicing and cleaning prior to the closing

### Main

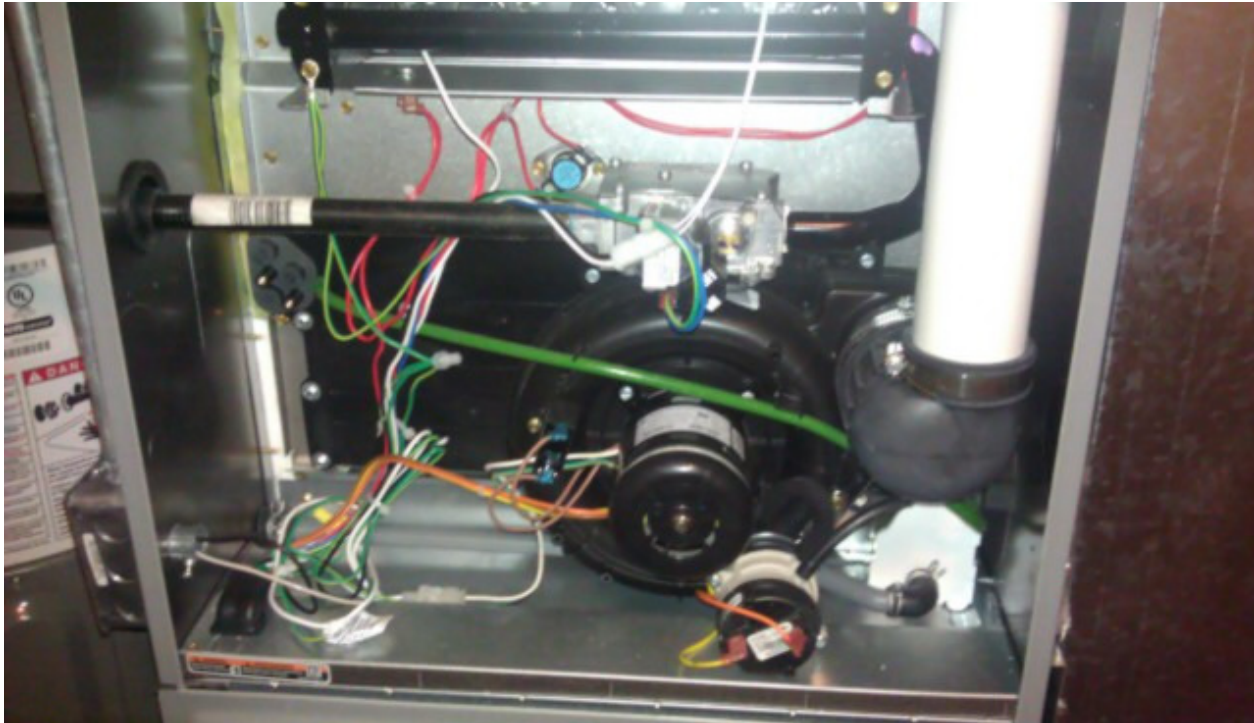
<b>Make:</b>	Heil	<b>Age:</b>	1-5 years	<b>Condition:</b>	Clean
<b>Fuel:</b>	Gas	<b>Distribution:</b>	Ductwork	<b>Type:</b>	Forced Air
<b>Vent pipes:</b>	Satisfactory				
<b>Heat Exchanger:</b>	Not fully visible				
<b>Filter:</b>	Disposable				
<b>Humidifier:</b>	None				

**Furnace operation:**

**When turned on by thermostat:** [Is shut down](#)

**The Heating/cooling System needs professional evaluation prior to closing.**

**The heat exchanger should be checked for cracks no matter what age**



## BATHROOMS

### Master Bathroom

#### **Ceilings/walls:**

**Condition:** Satisfactory

#### **Floors:**

**Condition:** Satisfactory

#### **Doors:**

**Condition:** Satisfactory

#### **Ventilation/Heating:**

**Window in bathroom?** Yes

**Window Condition:** Satisfactory

**Window Screens:** Satisfactory

**Ventilation Fan:** Operational

**Visible Heat Source:** Yes

#### **Sink:**

**Condition:** Satisfactory

**Plumber Needed?** No

**Toilet**

**Condition:** Satisfactory

**Tub/Shower**

**Condition:** Satisfactory      **Jacuzzi:** Does not operate

**Drainage / Water Pressure**

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

**Electrical**

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

**Main Bathroom****Ceilings/walls:**

**Condition:** Satisfactory

**Floors:**

**Condition:** Satisfactory

**Doors:**

**Condition:** Satisfactory

**Ventilation/Heating:**

**Window in bathroom?** Yes

**Window Condition:** Satisfactory

**Window Screens:** Satisfactory

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

**Sink:**

**Condition:** Satisfactory

**Plumber Needed?** No

**Toilet**

**Condition:** Satisfactory

**Tub/Shower**

**Condition:** Satisfactory      **Jacuzzi:** None

**Drainage / Water Pressure**

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

**Electrical**

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

**Basement 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:** Satisfactory      **Jacuzzi:** None

**Drainage / Water Pressure**

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

**Electrical**

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





## BEDROOMS

### Master Bedroom

<b>Ceilings/walls:</b>	Satisfactory			
<b>Floors:</b>	Satisfactory			
<b>Doors:</b>	Satisfactory	<b>Windows:</b>	Satisfactory	<b>Screens:</b> Satisfactory
<b>Visible heat source:</b>	Yes			

#### Electrical

<b>Switches:</b>	Yes	<b>Outlets:</b>	Yes
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### Northeast Bedroom

<b>Ceilings/walls:</b>	Satisfactory			
<b>Floors:</b>	Satisfactory			
<b>Doors:</b>	Satisfactory	<b>Windows:</b>	Satisfactory	<b>Screens:</b> Satisfactory
<b>Visible heat source:</b>	Yes			

#### Electrical

<b>Switches:</b>	Yes	<b>Outlets:</b>	Yes
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**Northwest Bedroom**

**Ceilings/walls:** Satisfactory  
**Floors:** Satisfactory  
**Doors:** Satisfactory    **Windows:** Satisfactory    **Screens:** Satisfactory  
**Visible heat source:** Yes

**Electrical**

**Switches:** Yes    **Outlets:** Yes

**Attic Bedroom**

**Ceilings/walls:** Satisfactory  
**Floors:** Satisfactory  
**Doors:** Satisfactory    **Windows:** Satisfactory    **Screens:** Satisfactory  
**Visible heat source:** Yes

**Electrical**

**Switches:** Yes    **Outlets:** Yes

**Basement Bedroom**

**Ceilings/walls:** Satisfactory  
**Floors:** Satisfactory  
**Doors:** Satisfactory    **Windows:** Does not Operate    **Screens:** Satisfactory  
**Visible heat source:** Yes

**Electrical**

**Switches:** Yes    **Outlets:** Yes



The basement bedroom window could not be opened.

## ROOMS

### Living Room

<b>Location:</b>	Main Floor		
<b>Ceilings/walls:</b>	Satisfactory		
<b>Floors:</b>	Satisfactory		
<b>Doors:</b>	NA	<b>Windows:</b> Satisfactory	<b>Screens:</b> Missing/damaged
<b>Visible heat source:</b>	Yes		

### Electrical

<b>Switches:</b>	Yes	<b>Outlets:</b>	Yes
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### Dining Room

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

**Electrical****Switches:**

Yes

**Outlets:**

Yes



Living room window screen is damaged.

## KITCHEN

### Kitchen

**Ceilings/walls:** Satisfactory

**Floors:** Satisfactory

**Doors:** NA

**Windows:** Satisfactory

**Visible heat source:** Yes

**Counters:** Satisfactory

**Cabinets:** Satisfactory

**Faucet:** Satisfactory

**Pipes:** Do not leak

**Drainage:** Adequate

**Pressure:** Adequate

**Microwave:**

**Operates:**

**Refrigerator:** Yes

**Operates:** Yes

**Range:** Yes

**Operates:** Not tested

**Oven:** Yes

**Operates:** Not able to test

**Dishwasher:** Yes

**Operates:** Yes

**Fan:** No

**Disposal:** No

**Electrical**

**Outlets:** Yes      **GFCI:** Yes      **Operates:** Yes

(The appliances were tested solely to see if they operate and not for the quality of their performance.)

**INTERIOR BASICS****Windows**

**Operation:** Satisfactory

**Material:**

Vinyl

**Type:**

Single Hung

**Insulated Glass****Problems:**

None Visible

**Screens:** Satisfactory

**Stairs:** Satisfactory

**Whole House Fan**  
**Operates:** NA

Carbon monoxide and smoke detectors are required in every home and new detectors should be installed at the time of the closing



## BASEMENT

**Access:** Inside                      **Stairs:** Satisfactory

### Foundation Walls

**Type:** Not visible                      **# of Unusual Cracks:** 0

### Flooding Signs

None Visible

### Structural

(Without a drain tile system, all basements/crawl spaces are subject to water seepage.)

### Supports

<b>Type:</b>	Not Fully Visible	<b>Condition:</b>	Not Fully Visible	<b>% visible:</b>	0
<b>Size:</b>	NA	<b>Material:</b>	Not Fully Visible		

### Beams

<b>Type:</b>	Not Fully Visible	<b>Condition:</b>	Not Fully Visible	<b>% visible:</b>	0
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### Floors

<b>Type:</b>	Concrete/Tile	<b>Condition:</b>	Satisfactory
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### Posts

<b>Type:</b>	Not Fully Visible	<b>Condition:</b>	Not Fully Visible	<b>% visible:</b>	0
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### Basement Moisture

Dry today

### Windows

<b>Windows:</b>	Satisfactory	<b>Screens:</b>	Satisfactory
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### Basement Drainage

<b>Sump Pump:</b>	No	<b>Floor Drain:</b>	Yes
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**Finished Basement:** Full

**Foundation, walls, floors, and floor joists: % Visible:** 0

The basement walls, floor, and ceiling could not be examined without removing materials which is prohibited. Thus, no judgement is being made about the conditions present here.



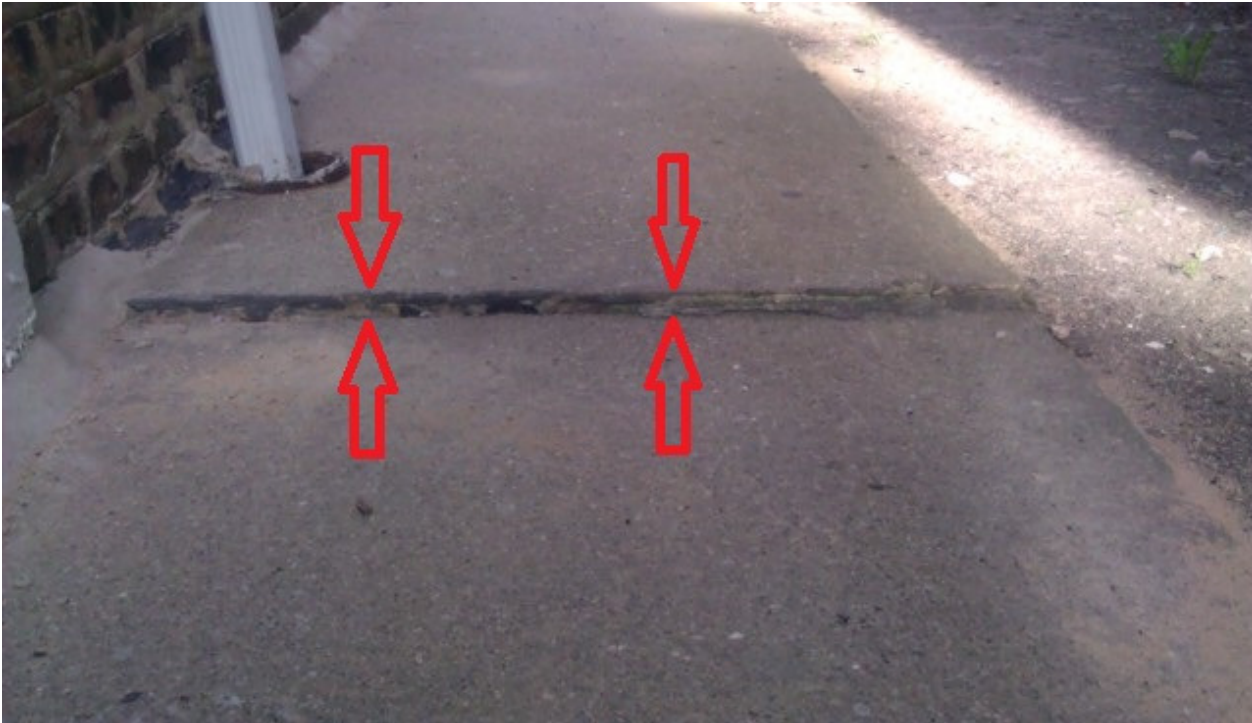
Finished basement.



North side tuckpointing should be redone.



The exterior drain cleanout access is obstructed by the house siding.



The South sidewalk has settled and is a trip hazard.





The exterior floor drain cover by the basement door is damaged and it should be replaced.



The AC condenser unit was not present or installed at the time of inspection.



