



Property Inspection Report

111 3rd Street, Any City, IL, 12345

INSPECTION PREPARED FOR: Sample Client

Date And Time Of Inspection: 5/17/2021 1:00 PM

Order ID: 124589

INSPECTOR: Michael Musgrave State License #: 450.003873 Exp.: 11/30/2022

ALLIN Home Inspections, Inc. State License #: 451.000793 EXP: 11/30/2022



"Don't Buy Or Sell A Home Without Us"

Main Office:



P.O. Box 942, Sterling, IL



877-535-0990

5/17/2021

Dear Sample Client,

Thank you for allowing ALLIN HOME INSPECTIONS, Inc. to be part of your real estate transaction. We appreciate the opportunity to be of service to you by performing a primarily visual home inspection of the property located at: 111 3rd Street, Any City, IL, 12345.

The goal of this inspection is to reduce some of the risk involved in your real estate transaction by putting you in a better position to make informed decisions concerning this property. However it will not eliminate all the risk, for this reason **the home inspection is not to be considered an insurance policy**. This inspection and the report are a general guide that provides you with some objective information to help you make your own evaluation of the overall condition of the home. **It is not intended to reflect the value of the property or to make any representation as to the advisability of purchase**. This is a primarily visual and NOT a technically exhaustive inspection of the structure, systems or components - all deficiencies might not be identified. Unexpected repairs should still be anticipated.

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

ALLIN Home Inspections, Inc. endeavors to perform all inspections in substantial compliance with the State of Illinois Home Inspector Standards of Practice. As such, we inspect the *readily accessible, visually observable, installed systems and components* of a home as designated in the State Standards.

A copy of the State of Illinois Home Inspector Standards is available at:

<http://www.ilga.gov/commission/jcar/admincode/068/068014100c02000r.html>. If you have any questions on the scope of this report, I encourage you to read these Standards of Practice so that you may clearly understand what is and what is not included in a professional home inspection.

Please make a special note that this inspection report is provided with specific limitations as defined in the Inspection Agreement. Additionally, although I was a construction contractor, I did not perform this inspection as a contractor. **This is not a construction report.**

This report is effectively a snapshot of the house - recording the visual conditions on a given date and time. Home inspectors cannot predict future behavior and as such, I cannot be responsible for things that occur after the inspection. **This is not a guarantee or warranty of any kind.**

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other conditions. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

This report was prepared for your exclusive use, as our client. No use by third parties is intended. **ALLIN Home Inspections, Inc.** will not be responsible to any parties for the contents of the report, other than you, our client. The report itself is copyrighted and may not be used in whole or in part without **ALLIN Home Inspections, Inc.**'s express written permission.

Again, thank you very much for the opportunity of conducting this inspection for you. Should you have any questions, I am available throughout your entire real estate transaction process, please call or email.

Sincerely,



Michael Musgrave
Certified Master Inspector, CMI
ALLIN Home Inspections, Inc.

877-535-0990

michael@allinhomeinspections.com

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Scope of the Inspection

ALLIN Home Inspections, Inc. endeavors to perform all inspections in substantial compliance with the State of Illinois Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the State Standards—except as may be noted in the “Limitations of Inspection” sections within this report. The Home Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe or are near the end of their service lives. When systems or components designated in the Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

Inspectors are not required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, any drug residue as the result from use and/or growing and manufacturing, noise and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

It should be understood that inspectors are not required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the State of Illinois Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

It should be understood that inspectors are not required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the State of Illinois Standards of Practice.

If under-floor crawlspaces or attics that are not readily accessible or any area which will, in the professional opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components, are not required to be inspected.

Continued on following page

If any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves, is not required to be operated.

It should be understood that inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspections.

We certify that our inspector has no interest, present or contemplated, in this property or its improvement, and no involvement with tradespeople or benefits derived from any sales or improvements made to this property.

Please also refer to the Inspection Agreement for a full explanation of the scope of the inspection.

Utilizing Your Report

For your safety and liability, we recommend that you hire only licensed professionals when having any work done.

GLOSSARY

Some of the abbreviations and terms used will be in the Glossary at the end of the report. They will be **Highlighted** and added to the Report. If you mouse over them, the definition will pop up.

Use of Photos and Videos

***** Use of Photos:**

If you would like to see the photo larger, for clarification, just click on it and the photo will enlarge for you. Click on it again to reduce it.

Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas that you normally would not see. Not all problem areas or conditions will be supported with photos.

***** Use of Videos:**

You can view these two different way. Click the play button within the report or click on the video and it will play in device video player.

Some videos may be inserted as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at and the condition of the system or component at the time of the inspection. Some of the videos may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas that you normally would not see. Not all problem areas or conditions will be supported with videos.

Report Summary

This section reflects a summary of items that are of safety concerns and some of the observations that are in your report. This is only a summary and is provided as a courtesy. It should not be considered to be the complete report.

The complete list of observations are found throughout the body of the inspection report.

Your entire report must be carefully read to fully assess all of the findings and benefits from the recommendations, maintenance advice, tips and other important resource information.

Roofing

Page 12 Item: 5	Sloped Roof Comments	<p>5.1. Exposed nail heads on the shingles were observed. They should be sealed to help reduce the risk of leaks.</p> <p>5.2. Missing shingles were observed and require repair.</p>
Page 13 Item: 7	Flashings	<p>7.1. One or more roof penetrations have been sealed with tar or mastic. Leaks may develop over time as the sealant deteriorates. The penetrations will need to be diligently monitored for leaks and periodically re-sealed. Replacement of the flashing is a better alternative and is recommended.</p> <p>7.2. Flashing has pulled away from roof surface where the siding meets the roof in different areas.</p>
Page 14 Item: 8	Chimney(s)	<p>8.2. The masonry chimney showed evidence of cracking. This should be investigated further by a masonry specialist.</p> <p>8.3. The masonry chimney is out of plumb. The chimney flue should be checked for damage. Damaged flues can be unsafe. This should be investigated further by a masonry specialist and make repairs as necessary.</p>
Page 14 Item: 9	Roof Drainage System	<p>9.2. Damaged gutters should be repaired or replaced to avoid spilling roof runoff around the building, a potential source of water entry and/or water damage.</p> <p>9.3. Downspouts that discharge onto the roof should be extended to discharge directly into gutters below. This condition, if left unattended, can result in premature deterioration of the roofing material.</p>

Exterior

Page 16 Item: 1	Wall Covering	<p>1.1. Holes were observed in the siding. This condition could allow water to get behind the siding and penetrate the interior walls causing damage. Unable to determine the condition of the underlying material.</p>
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Page 17 Item: 6 Walkways

6.1. The front sidewalk has settled and/or heaved and presents a possible trip hazard. This condition should be altered for improved safety. Recommend a qualified concrete contractor or qualified mud-jacking company be consulted for repair or replacement options.

Page 18 Item: 7 Driveway

7.1. Portions of the concrete driveway has heavy cracking and displacement. This is a potential tripping hazard and should be corrected for safety reasons.

7.2. The driveway has settled where it meets the garage floor and presents a possible trip hazard. This condition should be altered for improved safety. Recommend a qualified concrete contractor or qualified mud-jacking company be consulted for repair or replacement options.

Page 21 Item: 14 Decks, Steps and Railings

14.1. **Safety Concern**: The deck does not appear to be properly secured to the house. This is a common problem with deck construction that can lead to failure and collapse of the deck. The ledger board should be lag bolted (with the proper length lag bolt) or through bolted to the building correctly. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs. For more information click [HERE](#) or search the web for deck failures.

14.2. **Safety Concern**: The deck floor joists are not properly secured to the framing. This is a common problem with deck construction that can lead to failure of the deck. The joists should be secured to the framing with the proper hangers. This is important for **shear strength** under heavy loads. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs.

14.3. **Safety Concern**: The support posts for the deck are not properly attached to the deck. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs.

14.4. **Safety Concern**: As there is a danger of falling, a railing needs to be provided for the deck stairs. By today's standards, balusters (spindles) should be spaced no more than 4" apart for the safety of small children and guardrails need to be at least 34" in height, measured from the nose of the stair tread. The top of the railing also needs to be graspable. Recommend a **qualified deck specialist** be consulted for repairs.

14.5. **Safety Concern**: As there is a danger of falling, a railing needs to be provided for the deck. By today's standards, balusters (spindles) should be spaced no more than 4" apart for the safety of small children, guardrails need to be at least 36" in height and be able to withstand 200 lbs. of force. Railings are required on all decks over 30 inches from the ground. Recommend a **qualified deck specialist** be consulted for repairs.

Page 22 Item: 15 Exterior Receptacles

15.1. **Safety Concern**: Ungrounded 3-prong outlets were observed. These outlets should also be fitted with a Ground Fault Circuit Interrupter (**GFCI**) outlet, as it is an exterior outlet. Recommend a qualified electrician be consulted for **further evaluation**, repairs and check for other repairs that may be needed at that time.

Structure

- Page 24 Item: 2 Foundation Walls
- 2.1. Settlement and/or shrinking cracks were observed in the **foundation** walls in the basement. This implies that some structural movement of the building has occurred. Cracks of this type should be monitored for any sign of additional movement. [More information on foundation cracks](#)
- 2.2. Settlement and/or shrinking cracks were observed in the **foundation** walls on the exterior. This implies that some structural movement of the building has occurred. Cracks of this type should be monitored for any sign of additional movement. [More information on foundation cracks](#)

Interior

- Page 27 Item: 2 Floor Surface
- 2.1. The tile floor is cracked around the toilet in the main floor three quarter bathroom. The flooring was also observed to be showing signs of weakness.
- Page 28 Item: 5 Stairways and Railings
- 5.1. **Safety Concern**: A handrail needs to be provided for the second floor, and, basement stairway.

Attic and Insulation

- Page 30 Item: 7 Insulation in Basement Area
- 7.2. **Safety Concern**: The exposed foam board insulation, on the walls, represents a potential health and fire hazard. Although this is a common occurrence, it is highly recommended that this insulation be removed or covered by an ignition barrier, such as a minimum of 1/2" drywall, for safety. If ignited these products burn very fast and produce toxic fumes. [More information on foam insulation](#)

Electrical

- Page 32 Item: 8 Distribution Wiring
- 8.2. Junction boxes should be installed where any wires are spliced.
- 8.3. All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- Page 33 Item: 9 Switches & Receptacles
- 9.1. The extremely loose outlet(s)/receptacle(s) in the basement should be repaired or replaced.
- 9.2. Missing outlet cover plates should be replaced to avoid a shock hazard.
- Page 34 Item: 10 GFCI - Ground Fault Circuit Interrupter
- 10.1. The installation of Ground Fault Circuit Interrupter (**GFCI**) devices are missing at the Kitchen Sink, Quarter Bathroom, Main Floor Three Quarter Bathroom, and, , Main Floor Full Bathroom outlets. This should be corrected for safety reasons.

Plumbing

- Page 36 Item: 6 Drains, Wastewater & Vent Pipes 6.2. The waste piping is leaking in the Basement.
- Page 37 Item: 7 Bathtubs 7.2. **Safety Concern**: The light and fan that is installed on the wall above the shower head is not a water proof fixture. This should be corrected for safety reasons.
- Page 38 Item: 18 Water Heater Observations 18.1. **Safety Concern**: The discharge piping serving the Temperature and Pressure Relief Valve (**TPR**) for the water heater was missing. The piping should terminate not less than 6 inches or more than 24 inches above the floor.

Inspection and Site Details

NOTICE TO THIRD PARTIES: This report is the exclusive property of ALLIN Home Inspections, Inc. and Client whose name appears herewith and its use by any unauthorized person is prohibited. The report itself is copyrighted and may not be used in whole or in part without ALLIN Home Inspections, Inc's express written permission.

1. Who Was In Attendance

Client - Did not participate, and, Seller - Did not participate

2. Occupancy

Occupied - Furnished

3. Residence Type/Style

Single Family Home • Two Story

4. Garge/Carport

Attached - 2 Car Garage

5. Year Built

Built in Approximately: 1920 (not verified)

6. Inspector Comments

Due to the age of the house, it is assumed that lead paint and asbestos may be present. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010; the [EPA](#) is requiring any contractor doing work on a home built prior to 1979 and disturbing more than 6 square feet in any room be certified in lead disturbance and containment. For more information visit www.epa.gov. This inspection takes into consideration that the house is over 100 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a home this age.

7. Approximate Square Footage

2140 sq ft (not verified)

8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing: South

9. Climatic Conditions at the Beginning of the Inspection

Weather Conditions were: Overcast • Windy

Approximate Temperature was: 65 degrees Fahrenheit

10. Ground Conditions

Ground/Soil Conditions were: Damp

Roofing

In accordance with the State of Illinois Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are also required to inspect the roof drainage systems, flashings, skylights, chimneys and roof penetrations. This inspection cannot reveal future leaks. Roofs may leak at any time. If the roof was evaluated from the ground with binoculars, from a ladder at eaves or from a drone, some sections of the roof may not be visible to inspect. **A qualified licensed roofer should be consulted for all observations listed in this section, unless stated otherwise.**

1. Roof Style and Pitch

Description: Gabled - Steep Slope, and, Flat

2. Method of Inspection

Viewed from the ground level with the aid of binoculars - too windy to use drone

Flat Roof Was Not Visible To Inspect

3. Comments on Roof Covering

Comments:

Once a roof reaches the ten (10) year mark, it is a good idea to have the roof inspected for any signs of aging every three years. A roof that has routine maintenance in its second half of life will outperform those that are not maintained.

Materials: Asphalt 3-Tab

4. Life Expectancies

The average **life expectancy** of asphalt shingles is 10-20 years. This will depend on several factors such as; the quality of the shingles, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, displaced shingles should be repaired or replaced. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.

5. Sloped Roof Comments

Observations:

5.1. Exposed nail heads on the shingles were observed. They should be sealed to help reduce the risk of leaks.

5.2. Missing shingles were observed and require repair.



Missing Shingles



Missing Shingles



Nail Heads



Missing Shingles



Missing Shingles



Missing Shingles



Missing Shingles



Missing Shingles

6. Roof Penetrations

Description: Piping for Plumbing Vent Stack(s), Metal Chimney(s), Masonry Chimney(s), and, Mount for Satellite Dish(s)

7. Flashings

Materials: Unknown where siding meets roof, Tar/Mastic, Roofing Material, and, Metal Around Metal Chimney

Observations:

7.1. One or more roof penetrations have been sealed with tar or mastic. Leaks may develop over time as the sealant deteriorates. The penetrations will need to be diligently monitored for leaks and periodically re-sealed. Replacement of the flashing is a better alternative and is recommended.

7.2. Flashing has pulled away from roof surface where the siding meets the roof in different areas.



Flashing Pulled Away



Tar/Mastic



Flashing Pulled Away



Tar/Mastic



Tar/Mastic

8. Chimney(s)

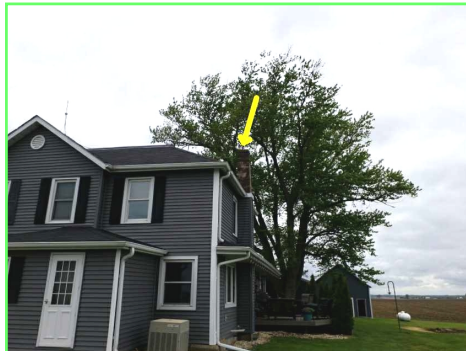
Materials: Masonry, and, Metal

Observations:

- 8.1. A rain cap and vermin screen should be installed on the masonry chimney.
- 8.2. The masonry chimney showed evidence of cracking. This should be investigated further by a masonry specialist.
- 8.3. The masonry chimney is out of plumb. The chimney flue should be checked for damage. Damaged flues can be **unsafe**. This should be investigated further by a masonry specialist and make repairs as necessary.

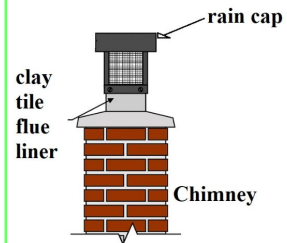


Chimney Is Out Of Plumb



No Rain Cap Or Vermin Screen Present

Rain Cap And Vermin Screen



9. Roof Drainage System

Materials: Aluminum

Observations:

- 9.1. The downspouts should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- 9.2. Damaged gutters should be repaired or replaced to avoid spilling roof runoff around the building, a potential source of water entry and/or water damage.
- 9.3. Downspouts that discharge onto the roof should be extended to discharge directly into gutters below. This condition, if left unattended, can result in premature deterioration of the roofing material.



Discharges Onto Roof



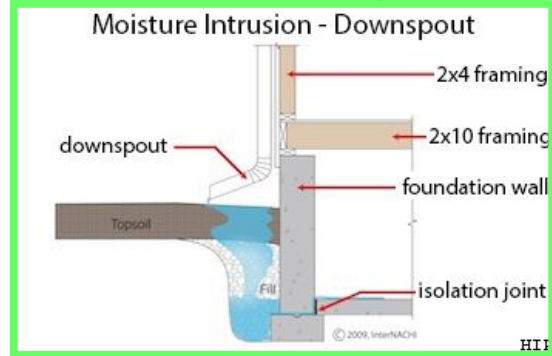
Discharges Onto Roof



Damaged Gutter



Discharges Onto Roof



10. Skylight(s)

Description: No Skylights Installed

Exterior

In accordance with the State of Illinois Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, soffit and fascias accessible from ground level. Inspectors shall also inspect adjacent or entry walkways, patios and driveways, vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building. A representative sample of exterior components are inspected rather than every occurrence of component. Only the porches, decks or balconies attached and/or abutted to the structure and are used for ingress and egress are inspected. **A qualified professional should be consulted for all observations listed in this section. In some cases a handyman can be consulted depending on the repairs needed.**

1. Wall Covering

Comments:

A visual inspection of exterior surfaces was performed, checking for evidence of deterioration, damage, and/or improper installation.

Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically--at least once a year--carefully examine siding panels as well as ensure all **J-channels** around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer's instructions.

All exterior painted wood & trim surfaces should be examined annually, sealed, re-caulked and painted as needed.

The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Materials: Vinyl Siding

Observations:

1.1. Holes were observed in the siding. This condition could allow water to get behind the siding and penetrate the interior walls causing damage. Unable to determine the condition of the underlying material.



Hole in Siding



Hole in Siding

2. Eaves, Soffits and Fascia

Comments:

A visual inspection of exterior trim, soffit and fascia surfaces was performed, checking for evidence of deterioration, damage, and/or improper installation.

Materials: Aluminum

3. Exterior Doors

Comments:

Exterior doors were checked for proper operation, installation and/or deterioration.

It is highly recommended that you change all door locks on house after taking possession. This can be done by either installing all new door locks or having a locksmith re-key the existing locks.

Materials: Storm Door(s), Metal with Glass Pane(s)

4. Windows/Door Frames and Trim

Comments:

A visual inspection of exterior window surfaces was performed, checking for evidence of deterioration and/or damage.

Materials: Metal Covered

Observations:

4.1. Caulking around the windows and doors should be improved.

5. Stoop & Steps

Comments:

Stoop and stairs were inspected for any areas of damage and/or improper installation.

Materials: Concrete

6. Walkways

Comments:

A visual inspection of walkway surfaces was performed, checking for evidence of deterioration, damage and/or improper installation.

Materials: Concrete

Observations:

6.1. The front sidewalk has settled and/or heaved and presents a possible trip hazard. This condition should be altered for improved safety. Recommend a qualified concrete contractor or qualified mud-jacking company be consulted for repair or replacement options.



Uneven Walkway



Uneven Walkway

7. Driveway

Comments:

A visual inspection of the driveway was performed, checking for evidence of deterioration, damage and/or improper installation.

Materials and Access Type: Gravel, and, Concrete • Street Access

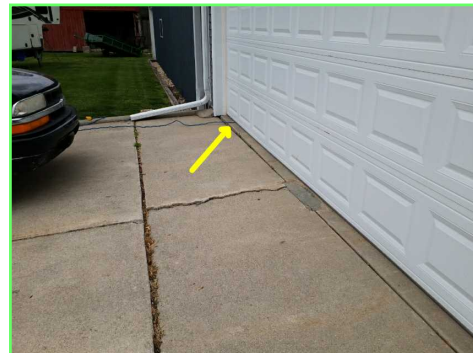
Observations:

7.1. Portions of the concrete driveway has heavy cracking and displacement. This is a potential tripping hazard and should be corrected for safety reasons.

7.2. The driveway has settled where it meets the garage floor and presents a possible trip hazard. This condition should be altered for improved safety. Recommend a qualified concrete contractor or qualified mud-jacking company be consulted for repair or replacement options.



Cracking In Driveway



Settled At Garage

8. Garage Door(s)

Comments

A visual inspection of garage door(s) was performed, checking for evidence of deterioration and/or damage.

Type and Material: Double Overhead Door • Steel

Observations:

8.1. The weatherproofing, on the bottom, of the overhead door needs repaired or replaced. This will help prevent rain, snow and vermin from entering the garage.

9. Garage Door Opener(s)

Comments:

The garage door opener(s) were tested for operation using the normal operating controls. The auto reverse function is only tested if there are auto reverse sensors installed on the rails by the floor. Auto reverse pressure tests are not performed as they can damage the garage door.

Materials: One automatic opener installed

10. Garage Floor and Sill Plates

Comments:

A visual inspection of the garage floor and sill plates was performed, checking for evidence of deterioration, damage, and/or improper installation.

Limited view of floor due to moderate storage.

Materials: Concrete

Observations:

10.1. The garage floor has minor cracking & displacement.

11. Common Door Between Garage and House

Materials: Hollow Wood

Observations:

11.1. The door between the garage & house is not a fire rated door as it is a hollow composite door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. You will need to check with the local building code department to see which ones they allow.

12. Garage Firewall and Ceiling

Comments:

Interior ceiling and wall surfaces were checked for visible evidence of staining, damage, larger than normal settlement cracks and/or improper installation.

13. Patios

Comments:

A visual inspection of patio surfaces was performed, checking for evidence of deterioration, damage and/or improper installation.

Materials: Patio Blocks

Observations:

13.1. The block patio has settled and heaved. Recommendation is to have a specialist provide an estimate for repair or replacement.



Blocks Have Settled

14. Decks, Steps and Railings

Comments:

Deck(s) attached or adjacent to the house were inspected for any areas of damage, missing or improper handrails or guardrails and/or any areas of improper installation.

IMPORTANT: For information from Simpson Strong-Tie on proper deck construction and proper deck hardware Click [HERE](#). Simpson Strong-Tie is the leader in the industry for producing safe deck hardware.

IMPORTANT: Due to the importance of deck safety, it is very, very important that decks are inspected and maintained properly to help prevent the potential for personal injury and/or death. Over 255,000 injuries occur each year due to deck, step and railing failures. It is important to keep a deck surfaces free from all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot.

Materials: Wood, and, Composite Materials

Observations:

14.1. **Safety Concern**: The deck does not appear to be properly secured to the house. This is a common problem with deck construction that can lead to failure and collapse of the deck. The ledger board should be lag bolted (with the proper length lag bolt) or through bolted to the building correctly. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs. For more information click [HERE](#) or search the web for deck failures.

14.2. **Safety Concern**: The deck floor joists are not properly secured to the framing. This is a common problem with deck construction that can lead to failure of the deck. The joists should be secured to the framing with the proper hangers. This is important for **shear strength** under heavy loads. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs.

14.3. **Safety Concern**: The support posts for the deck are not properly attached to the deck. Recommend a **qualified deck specialist** be consulted for **further evaluation** and repairs.

14.4. **Safety Concern**: As there is a danger of falling, a railing needs to be provided for the deck stairs. By today's standards, balusters (spindles) should be spaced no more than 4" apart for the safety of small children and guardrails need to be at least 34" in height, measured from the nose of the stair tread. The top of the railing also needs to be graspable. Recommend a **qualified deck specialist** be consulted for repairs.

14.5. **Safety Concern**: As there is a danger of falling, a railing needs to be provided for the deck. By today's standards, balusters (spindles) should be spaced no more than 4" apart for the safety of small children, guardrails need to be at least 36" in height and be able to withstand 200 lbs. of force. Railings are required on all decks over 30 inches from the ground. Recommend a **qualified deck specialist** be consulted for repairs.



No Railing Present



No Handrail Present



No Railing Present



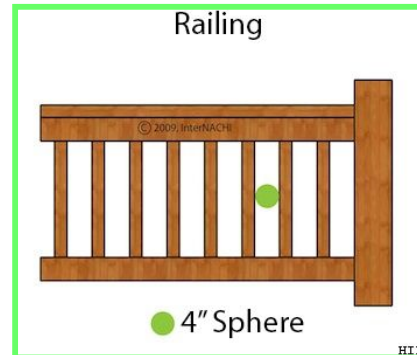
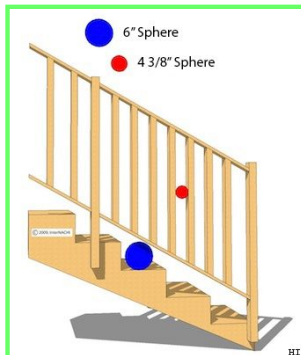
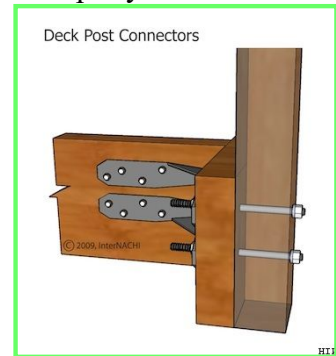
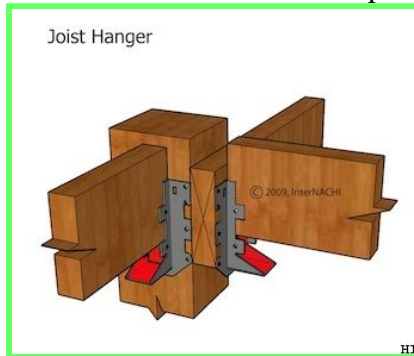
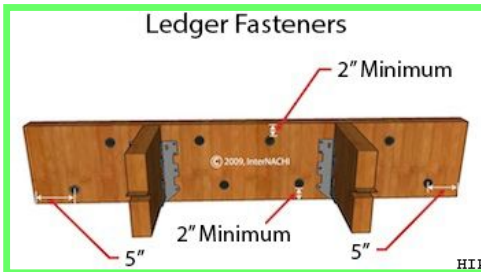
Post are Not Properly Secured



Floor Joists Not Secured Properly



Not Properly Secured to House



15. Exterior Receptacles

Observations:

15.1. **Safety Concern**: Ungrounded 3-prong outlets were observed. These outlets should also be fitted with a Ground Fault Circuit Interrupter (**GFCI**) outlet, as it is an exterior outlet. Recommend a qualified electrician be consulted for **further evaluation**, repairs and check for other repairs that may be needed at that time.



Un-grounded 3 Prong

16. Grading and Surface Drainage

Description: Ground generally graded away from house

17. Retaining Walls

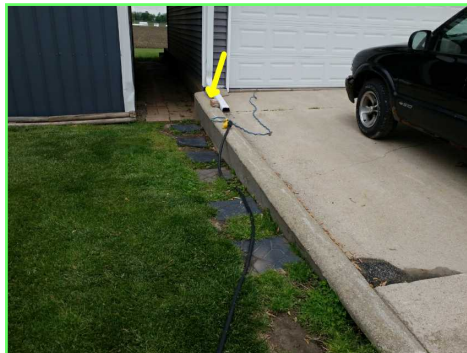
Comments:

A visual inspection of retaining walls that effect the **foundation** was performed, checking for evidence of deterioration, damage and/or improper installation.

Materials: Concrete

Observations:

17.1. The retaining wall was observed to be showing signs of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one-time visit to the home.



Movement Of Retaining Wall

Structure

In accordance with the State of Illinois Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roofing structures and the methods used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspector to provide any guarantee that the foundation and the overall structure and structural elements of the building are sound. **ALLIN Home Inspections, Inc.** suggests that if the clients are at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision. **A qualified professional should be consulted for all observations listed in this section. In some cases a handyman can be consulted depending on the repairs needed.**

1. Foundation Type

Description: Basement

2. Foundation Walls

Comments:

A visual inspection of the **foundation** walls was performed checking for visible evidence of water staining, larger than normal settlement cracks and improper installation.

Most of the **foundation** walls in the basement are covered with finishing materials and are not visible. I could not see behind these covering.

Description: Stone, and, Concrete Block

Observations:

2.1. Settlement and/or shrinking cracks were observed in the **foundation** walls in the basement. This implies that some structural movement of the building has occurred. Cracks of this type should be monitored for any sign of additional movement. [More information on foundation cracks](#)

2.2. Settlement and/or shrinking cracks were observed in the **foundation** walls on the exterior. This implies that some structural movement of the building has occurred. Cracks of this type should be monitored for any sign of additional movement. [More information on foundation cracks](#)



Cracks In **Foundation**



Cracks In **Foundation**

3. Foundation Floor Structure

Comments:

A visual inspection of the **foundation** floor or floors was performed checking for visible evidence of water staining, larger than normal settlement cracks and improper installation.

Floor drain observed but not tested for operation.

Description: Concrete Slab

4. Beams

Comments:

A visual inspection of the beam(s) was performed checking for visible evidence of water staining, larger than normal cracking, notches, insect damage and improper installation.

Description: Solid Wood Beam(s)

5. Columns

Comments:

A visual inspection of the column(s) was performed checking for visible evidence of damage and improper installation.

Description: Steel

6. Floor Structure

Comments:

A visual inspection of the **accessible** floor structure(s) was performed checking for visible evidence of damage and improper installation.

The flooring system showed evidence of typical minor sags and unevenness, at the time of the inspection.

All the floor structures, for the second floor, are covered with finishing materials and are not visible. I could not see behind these coverings.

Some floor structures in the basement are covered with insulation materials and are not visible. I could not see behind these coverings.

Description: Dimensional Lumber

7. Wall Structure

Removal Of Wall(s) Note:

If you plan to remove walls, a structural engineer or qualified contractor should be engaged to evaluate the structure and provide the necessary information about removing the wall(s). You should not remove any walls or structural components without the proper information and guidance. Care should be taken not to remove load bearing walls without providing the necessary support.

Materials: Not Visible to inspect due to wall coverings

8. Roof Structure

Comments

A visual inspection of the roof structure(s) was performed checking for visible evidence of damage and improper installation.

Description: Rafters • Garage Roof Framing - Not visible due to insulation between the roof framing materials

Interior

In accordance with the State of Illinois Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets and a representative number of doors and windows. If the home is occupied, the possessions of the owner may conceal some areas/items. These are exempt from inspection. All reasonable attempts are made to more closely inspect behind the owner's possessions, if it will not damage anything, if any hint of a problem is found or suspected. Within these areas the inspector is performing a visual inspection and will report visible damage and moisture problems, if visible. Normal wear and tear is expected. Furniture, storage, appliances and/or wall hangings are not moved and may prevent the inspector from viewing all areas on the interior. Carpeting, window treatments, central vacuum systems, small household appliances, recreational facilities, paint, wallpaper and other finish treatments are not inspected. Determining the heat resistance of firewalls is beyond the scope of this inspection. This inspection does not include testing for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing. **A qualified professional should be consulted for all observations listed in this section unless otherwise stated. In some cases a handyman can be consulted depending on the repairs needed.**

1. Walls and Ceilings

Comments:

A visual inspection of interior finished wall space and ceiling surfaces was performed checking for visible evidence of staining, damage, larger than normal settlement cracks and improper installation.

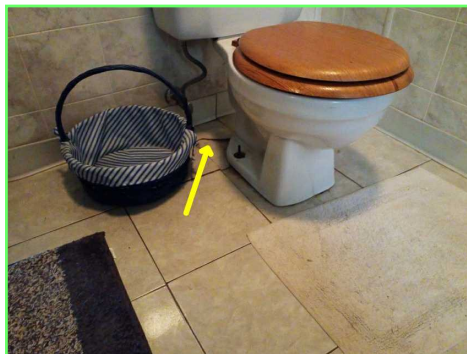
2. Floor Surface

Comments:

A visual inspection of interior finished floor surfaces was performed checking for visible evidence of damage, settlement cracks and improper installation.

Observations:

2.1. The tile floor is cracked around the toilet in the main floor three quarter bathroom. The flooring was also observed to be showing signs of weakness.



Cracked And Weakness

3. Windows

Comments:

A visual inspection of interior windows was performed on a random basis checking for damage, staining and proper operation.

Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

3.1. The window(s) are inoperative.

4. Interior Doors

Comments:

Interior doors were checked on a random basis for proper operation and damage.

5. Stairways and Railings

Comments:

A visual inspection of interior stairs was performed checking for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.

Observations:

5.1. **Safety Concern**: A handrail needs to be provided for the second floor, and, basement stairway.



No Handrail Present



No Handrail Present

6. Cabinets

Comments:

Cabinets were inspected on a random basis for damage and proper operation.

7. Countertops

Comments:

Countertops were inspected on a random basis for damage and proper installation.

Attic and Insulation

In accordance with the State of Illinois Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics and describes the insulation and vapor retarder used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. **A qualified professional should be consulted for all observations listed in this section unless otherwise stated.** The following web sites are an excellent resource for information on home insulation: <http://insulation.owenscorning.com/homeowners> and <http://www.certainteed.com/products/insulation>

1. Maintenance Comments

The attic should be reviewed at least twice a year to ensure ventilation openings are clear and to help ensure development of mold is kept in check. Mold can grow or reproduce and spread rapidly should the conditions allow it. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified mold contractor for analysis and removal.

Caulking and weather-stripping around doors, windows and other exterior wall openings will help maintain weather tightness and reduce energy costs.

2. Attic Access

Location: Scuttle Hatch in bedroom ceiling

3. Method of Attic Inspection

Viewed From Hatch Only

4. Insulation In Attic Area

Insulation Type: Blown-In

5. Attic Ventilation

Description: Gable Vents

6. Bathroom Exhaust Fans

Comments: Bathroom Exhaust Fans were checked using normal operating controls

Observations:

6.1. An exhaust fan that discharges to the building exterior should be installed in the Main Level Full Bathroom to help reduce moisture.

7. Insulation in Basement Area

Materials on Walls: Foam Board Insulation

Materials on Rim Bords: Fiberglass

Observations:

7.1. During certain times of the year a dehumidifier may be needed to improve the moisture levels.

7.2. **Safety Concern**: The exposed foam board insulation, on the walls, represents a potential health and fire hazard. Although this is a common occurrence, it is highly recommended that this insulation be removed or covered by an ignition barrier, such as a minimum of 1/2" drywall, for safety. If ignited these products burn very fast and produce toxic fumes. [More information on foam insulation](#)

8. Insulation in Basement Floor Cavity

Materials: Fiberlass Batts in Parts of the Basement

Electrical

In accordance with the State of Illinois Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **All observations listed should be made by a qualified, licensed electrician.**

1. Electrical Service Rating

Description: 120/240 Volt Main Service - Service Size: 200 **Amp**

2. Service Drop

Description: Underground

Meter Location: Front of House

Observations:

2.1. Unable to inspect underground services.

3. Service Entrance Conductors to Main Service Panel

Materials: Aluminum

4. Main Disconnect

Location: In the Main Panel



Electrical Main Disconnect

5. Main Service Panel

Description: Cutler Hammer

Location: Basement • The main cover was removed to inspect the interior of the panel.

Observations:

5.1. The main distribution panel showed evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, a qualified licensed electrician should be consulted.



Rusting



Rusting

6. Overcurrent Protection

Type: Breakers

7. Service Grounding

Description: Aluminum (Bare) to Meter • Grounding Of The Electrical Service Was Not Visible. The service drop is underground and the grounding is not visible without opening the meter base. This is outside the scope of the inspection.

8. Distribution Wiring

Description: Copper, and, Aluminum-Multi-Strand

Type: Non-Metalic Cable "**Romex**", Armored Cable "BX", and, Fabric Covered

Observations:

- 8.1. Abandoned wiring should be appropriately terminated.
- 8.2. Junction boxes should be installed where any wires are spliced.
- 8.3. All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Covers Missing



No Junction Box Present



Abandoned Wiring

9. Switches & Receptacles

Comments:

Outlets and receptacles were checked on a random basis for proper operation

Outlets were observed to be **grounded** and ungrounded as Indicated by Test Equipment

TWO PRONGED OUTLETS: Two pronged outlets were observed. Ungrounded two pronged outlets are fine as long as the appliance being connected to them does not require a ground. If adaptors are used they will need to be used according to the manufactures specifications. The grounding prong should never be removed from the power cord. If a manufacture requires a ground for the operation of the appliance then that outlet will need to be repaired by a licensed electrician to provide a grounding source. Never replace the two pronged outlet with a three pronged outlet as this will create a safety issue if someone doesn't know it is not **grounded**. If you have further questions about the outlets then you will want to consult with a licensed electrician.

UNGROUNDED 3-PRONGED OUTLETS: Ungrounded 3-prong outlets were observed. If the receptacle is 3 prong and ungrounded it gives a false sense of protection if plugging in a three-pronged plug. The outlets are functioning as intended if a 2-Pronged plug is used in them as they don't require a ground unless a manufacture requires a ground for the operation of the appliance. If that is the case then that outlet will need to be repaired by a licensed electrician to provide a grounding source. The outlets should be labeled with "NO GROUND PROTECTION" for safety or protected with a Ground Fault Circuit Interrupter (**GFCI**) outlet with the same label on it.

Observations:

9.1. The extremely loose outlet(s)/receptacle(s) in the basement should be repaired or replaced.

9.2. Missing outlet cover plates should be replaced to avoid a shock hazard.



Missing Cover



Loose Outlet

10. GFCI - Ground Fault Circuit Interrupter

Comments:

GFCI outlets by were checked for proper operation

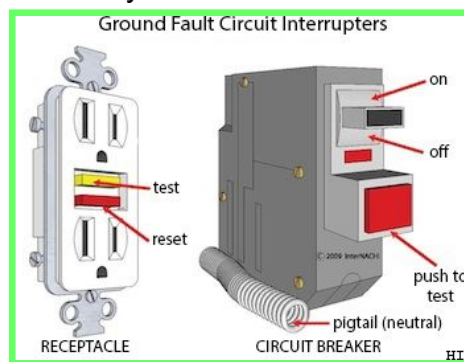
The installation of Ground Fault Circuit Interrupter (**GFCI**) devices is advisable on all exterior, garage and unfinished basement circuits. Any whirlpool, hot tub or swimming pool equipment should also be fitted with **GFCI**'s as they offer protection from shock and/or electrocution.

It is recommended that you test and reset **GFCI**'s monthly to ensure proper operation.

GFCI Protected Outlet Location: Basement for Whirlpool Tub

Observations:

10.1. The installation of Ground Fault Circuit Interrupter (**GFCI**) devices are missing at the Kitchen Sink, Quarter Bathroom, Main Floor Three Quarter Bathroom, and, , Main Floor Full Bathroom outlets. This should be corrected for safety reasons.



11. Smoke Detector(s)

Comments:

Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. It is also recommended that you purchase new smoke detectors and install them on each level and within 15 feet of sleeping areas once you take possession of the home.

Present At: Main Floor, Second Floor, and, Basement

12. Carbon Monoxide (CO) Detector(s)

Comments:

Testing of carbon monoxide detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. Battery operated carbon monoxide alarms should be checked routinely and the batteries changed frequently. It is also recommended that you purchase new carbon monoxide detectors and install them on each level and within 15 feet of sleeping areas once you take possession of the home.

Present At: Main Floor, and, 2nd Floor

Plumbing

In accordance with the State of Illinois Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Client is advised that plumbing leaks can occur at any time. The possibility of future leaks can not be predicted. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

1. Water Supply Source

Materials: Private Water Supply - Well - according to listing

Comments:

Private Water Supplies/Wells are outside that scope of the inspection and are therefore not tested or inspected. It is recommended that you have the County Health Department test and inspect the well to ensure that the water quality is acceptable and that the well is functioning properly. Unlike public water supplies that are regulated by the Environmental Protection Agency (E.P.A.) wells are taking water from the ground and have no regulations. For this reason it is recommended that you have the water tested periodically.

2. Fuel Supply and Distribution

Type: Liquid Petroleum "LP" Gas (the tanks and lines running to the house are not inspected)

Location of Shut-Off: LP Gas - Outside at Tank

3. Exterior Hose Bibs/Spigots

Comments:

All **accessible** hose bibs were tested for functionality.

Type Installed: Anti-Siphon

4. Supply Branch Piping

Comments:

The water pressure supplied to the fixtures was relatively good at the time of the inspection. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

Readily visible water supply pipes are: Copper

5. Waste System

Description: Private Sewer System - Septic - according to listing

Comments:

Septic Systems are outside the scope of the inspection and therefore are not tested or inspected. It is recommended that you have the septic system inspected by the County Health Department or a State of Illinois licensed and qualified septic system contractor to ensure that it is working properly. It is also highly recommended that you learn about how septic systems work, what can be put in them and how often you should have them pumped and inspected. It is also recommended that you flush Rid-X (or a comparable product) down a toilet once a month to help keep the septic tank functioning properly. The **EPA "A Homeowner's Guide to Septic Systems"** is available by clicking [HERE](#) and there will also be a copy of this in your HomeBinder account.

6. Drains, Wastewater & Vent Pipes

Comments:

All visible drain lines were visually inspected checking for evidence of damage, leaks and improper installation.

Readily visible waste pipes are: **PVC**, and, Cast Iron

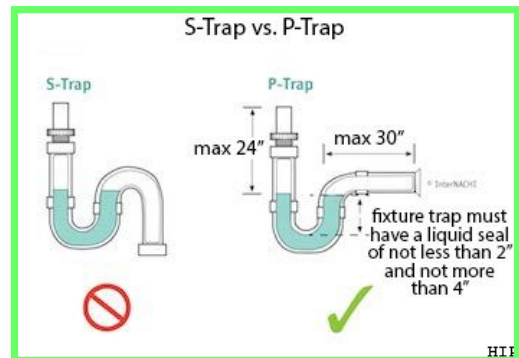
Observations:

6.1. An "S" trap has been installed in the Main Level Full Bathroom. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed" (running water for a short time to fill the trap with water). Fixtures should be monitored for sewer odor.

6.2. The waste piping is leaking in the Basement.



Leak Observed



7. Bathtubs

Comments:

All bathtubs were visually inspected and operated, checking for evidence of damage, proper drainage and improper installation.

Observations:

7.1. Bathtub enclosure grout and/or caulk should be monitored and repaired as needed. Cracked and/or missing grout and caulk can cause damage to the structure behind the enclosure from water leakage.

7.2. **Safety Concern**: The light and fan that is installed on the wall above the shower head is not a water proof fixture. This should be corrected for safety reasons.



Not Water Proof

8. Showers

Comments:

All shower stalls were visually inspected and operated, checking for evidence of damage, proper drainage and improper installation.

Observations:

8.1. Shower stall grout and/or caulk should be monitored. Repair or replace as necessary.

9. Whirlpool Type Tubs

Comments:

Motor was briefly activated to ensure that the motor was turned on. The tub was not filled to test water flow through jets.

Whirlpool (jetted) tubs should be flushed periodically to keep bacteria levels down inside the jet tubes. Click [HERE](#) for excellent information on whirlpool tub operation and maintenance.

10. Toilets

Comments:

All toilets were visually inspected and operated, checking for evidence of damage, proper drainage and improper installation.

Observations:

10.1. The toilet was slightly loose in the Main Level Three Quarter Bathroom and should be tightened to help prevent leaking. If this doesn't correct the problem it is recommended a qualified licensed plumber pull and re-seated the toilet.

11. Faucets

Comments:

All faucets were operated checking for functionality, damage and improper installation.

12. Sinks

Comments:

All sinks were operated checking for functionality, damage and improper installation.

13. Water Heater Location

Location: Basement

14. Water Heater Energy Source

Type: LP Gas

15. Water Heater Vent Piping

Materials: Metal single wall to chimney

16. Water Heater Capacity

Descriptions: 40 Gallon

17. Water Heater

Comments:

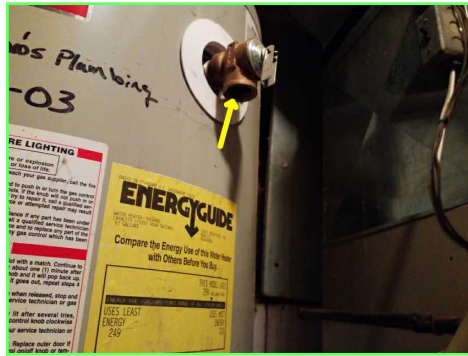
The water heater is an older unit. Water heaters have a typical **life expectancy** of 10 to 12 years. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Brand: STATE

Data Plate Information: Manufactured Year: 2002

18. Water Heater Observations

18.1. **Safety Concern**: The discharge piping serving the Temperature and Pressure Relief Valve (**TPR**) for the water heater was missing. The piping should terminate not less than 6 inches or more than 24 inches above the floor.



TPR Vent Pipe Missing

Air Conditioning

This report describes the energy source and the distinguishing characteristics of the cooling system(s). The cooling system inspection is general and not technically exhaustive. The inspector will test the cooling using the thermostat and/or other normal controls. ALLIN Home Inspections, Inc. highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home cooling and filtering systems as well as maintaining it at peak efficiency - thereby increasing service life. **A qualified heating and cooling technician should be consulted for all observations listed in this section unless otherwise stated.**

1. Thermostat

Location: Same as Heating

2. Location of Outside Air Conditioning Unit

Description: North Side of House

3. Energy Source

Description: Electricity • 240 Volt Power Supply

Maximum Fuse/Breaker: 30 **amp**

4. Manufacturer or Make

Brand: GENERAL ELECTRIC

Description: Manufactured Year(s): 1981 - 1982

5. Central Air Conditioning System

Comments:

The exterior air conditioning unit was tested using normal operating controls. The cooling supply adequacy or distribution balances are not inspected. The inspector cannot guarantee the performance of the air conditioning system after the inspection. These systems can fail without warning at any time.

The outside air conditioning unit is older. According to the national average, air conditioning units have a typical **life expectancy** of about 15 - 18 years. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repair on many mechanical devices is virtually impossible.

As is common with two story homes, supplemental cooling may be desired in some locations of the second floor.

Type: Air Cooled Central Air Conditioning

Observations:

5.1. Damaged insulation on refrigerant lines should be repaired. This is very critical in the efficiency of the cooling system.



Damaged Insulation on Refrigerant Line

6. Cooling Distribution Methods

Description: Same as the Heating System

Heating

This report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys and distribution systems. The heating system inspection is general and not technically exhaustive. The inspector will test the heating using the thermostat and/or other normal controls. Heating distribution sources are randomly checked for proper function. ALLIN Home Inspections, Inc. highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home heating and filtering systems as well as maintaining it at peak efficiency - thereby increasing service life. **A qualified heating and cooling technician should be consulted for all repairs and further evaluations listed in this section unless otherwise stated.**

1. Thermostat

Location: Main Floor Living Room

2. Location of Heating System

Description: Basement

3. Energy Source

Description: LP Gas

4. Manufacturer or Make

Brand: LENNOX

Description: Manufactured Year: 2003

5. Heating System

Comments:

The heating system was tested using normal operating controls. The adequacy of heat supply or distribution balance, humidifiers, dehumidifiers, and electronic filters are not inspected. The furnace heat exchangers are not inspected. To gain access and inspect heat exchangers, requires a significant dismantling and disassembly of the unit and special equipment used by a heating profession for testing. This is outside the scope of a home inspection. The inspector cannot guarantee the performance of the heating system after the inspection. These systems can fail without warning at any time.

Cleaning and servicing of the heating system should be a regular fall maintenance item to insure safe, reliable heat. This may not alleviate all problems but will greatly reduce problems when the heating system is utilized.

Type: Forced Air Furnace

Observations:

5.1. Even though the furnace did not appear to be excessively dirty, there were no visible records of recent service. A professional cleaning and service review by a qualified heating technician is advised to ensure proper and safe operation of this unit.

6. Heating Distribution Methods

Materials: Ductwork

7. Exhaust Vents and/or Flues

Materials: **PVC**

Appliances

Inspectors observe and operate the basic functions of the following main kitchen appliances: permanently installed dishwasher(s), through the normal cycle; range, cook top and permanently installed oven; garbage disposal; ventilation equipment or range hood and permanently installed microwave oven. Interior refrigerator-freezer temperature is not tested or the function of ice and water dispensers. Inspection of standalone freezers and secondary refrigerators are outside the scope of this inspection. Our inspection of the laundry area is visual only. We do not operate the washer and dryer during the inspection. Laundry connections or areas of dryer venting obscured behind walls or obstacles are not inspected. Oven, self or continuous cleaning operations, cooking functions, clock, timing devices, lights and thermostat accuracy are not tested during the inspection. Issues with improper laundry venting can be a potential fire hazard. We recommend regular inspection and cleaning of dryer vent to help reduce potential fire hazards. **A qualified appliance repair person, licensed plumber or licensed electrician should be consulted, depending on the issues, for all observations listed in this section.**

1. Appliance Limitations

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to a basic response of basic features only and to listen for unusual noises and looking for leaks. How well the appliance will perform under real conditions is unknown. Appliances are not moved and the condition of any walls or flooring hidden by them can not be inspected.

I do not report as to how well an appliance works. I only report if it is not functioning at the time of the inspection.

2. Dishwasher

Comments:

Built-in-Dishwasher was operated on normal cycle using normal operating controls.

3. Garbage Disposal

Comments:

Garbage disposal was tested using normal operating controls.

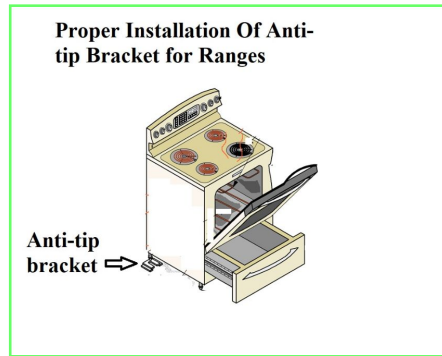
4. Range

Comments:

Kitchen range was operated for a brief time using normal operating controls.

Observations:

4.1. Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-tip devices became a UL (Underwriters Laboratories) safety standard in 1991.



5. *Built-In-Oven*

Comments:

No built-in oven present.

6. *Cooktop*

Comments:

No cooktop present, at the time of the inspection.

7. *Exhaust Hood/Fan*

Comments:

Exhaust Hood/Fan was operated using normal operating controls.

Vented to the exterior

8. *Microwave*

Comments:

Kitchen built-in-microwave was tested using normal operating controls.

9. *Refrigerator*

Comments:

Kitchen refrigerator-freezer was only tested to see if it was cooling.

10. *Washing Machine*

Comments:

Information: Maintenance of the washing machine is very important to the functionality of the machine. You can get informative washing machine maintenance tip [HERE](#)

Washing Machine was not operated for functionality.

11. *Clothes Dryer*

Comments:

Information: Maintenance of the clothes dryer is very important to help in preventing fires. You can get informative tips for your clothes dryer [HERE](#)

Clothes Dryer was not operated for functionality.

Fireplace/Wood Stove

The inspection is only a visual inspection of the interior firebox and damper, if visible. No representation or prediction can be made to future performance of the fireplace(s) and/or wood stove(s), or of the overall performance of the fireplace(s) and/or wood stove(s). The homeowner is ultimately responsible for having the fireplace(s) or wood stove(s) inspected prior to use. **A specialist familiar with fireplace installation should be consulted for all repairs and further evaluations of fireplaces/wood stoves listed in this section unless otherwise stated.**

1. Safety Advisory

A PHASE 2 chimney and fireplace inspection is HIGHLY recommended prior to operation. The inspector cannot inspect all aspects of the fireplace, components and chimneys; it is also not known what prior problems may exist.

The Following Is From The Chimney Safety Institute of America (CSIA):

A Level 2 inspection is required when any changes are made to the system. Changes can include a change in the fuel type, changes to the shape of, or material in, the flue (i.e. relining), or the replacement or addition of an appliance of a dissimilar type, input rating or efficiency. Additionally, a Level 2 inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted.

There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney or building structure or finish shall be required by a Level 2 inspection.

Click [HERE](#) or use other means to find a Phase 2 inspector.

2. Fireplace Location

Description: Main Floor Family Room

3. Fireplace

Description: Steel Firebox with Refractory Brick • Gas Log Appliance Installed

4. Vents, Flues, Chimneys

Materials: Metal Flue

Glossary

<i>Term</i>	<i>Definition</i>
Accessible	In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
Amp	The ampere, often shortened to "amp", is the base unit of electric current in the International System of Units.
EPA	The U.S. Environmental Protection Agency, which sets acceptable standards for exposure to radon, mold, disturbed lead-based paint and friable insulation, among other standards and duties.
Fascia	The band running horizontally and positioned vertically under a roof edge, or that which forms the outer surface of a cornice. Fascia board caps the rafter ends of a roof structure and may be used to hold a gutter. The area below the fascia may be referred to as the eave.
Foundation	The supporting portion of a structure below the first floor construction, below grade or partially below grade, including the footings, upon which the structure or wall rests, and usually made of masonry, concrete and/or stone, but can be made of alternative building materials.
Further Evaluation	System or component needing further investigation and/or regular monitoring in order to determine if repairs are necessary.
GFCI	GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. They offer protection from electrical shock.
Grounded	<p>In electrical engineering, ground or earth is the reference point in an electrical circuit from which voltages are measured, a common return path for electric current, or a direct physical connection to the earth.</p> <p>Electrical circuits may be connected to ground (earth) for several reasons. In main service, main panel and outlet power equipment, exposed metal parts are connected to ground so that if, due to any fault conditions, a "line" supply voltage connection occurs to any such conductive parts, the current flow will then be such that any protective equipment installed for either overload or "leakage" protection will operate and disconnect the line voltage. This is done to prevent harm resulting to the user from coming in contact with any such dangerous voltage in a situation where the user may, at the same time, also come in contact with an object at ground/earth potential. In electric power distribution systems, a protective earth (PE) conductor is an essential part of the safety provided by the earthing system.</p>
J-Channel	A manufacturing component of vinyl or aluminum siding systems which have a curved channel that the siding panels fit into, used around windows and doors to help make a weathertight seal.

Life Expectancy	Average service life or functional period in years, assuming regular maintenance.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic. Typically used for water supply lines and exterior railings.
Qualified Deck Specialist	<p>A qualified deck specialist is typically referred to someone in the Industry with expertise in deck waterproofing coatings or deck construction assemblies. It is typically not someone who is a specialist with installing deck boards or applying paint or stain to a wood deck.</p> <p>Deck specialists are individuals with companies who specialize in deck construction and are usually surrounded by associates such as large manufacturers, structural engineers, architects, and builders.</p>
Romex	A brand name for electrical cable consisting of two or more insulated conductors having an outer sheath of moisture resistant, non-metallic material. The conductor insulation is rubber, neoprene, thermoplastic or a moisture-resistant, flame-retardant fibrous material.
Safety Concern	Condition in the home that poses a safety risk or hazardous condition.
Shear Strength	In engineering, shear strength is the strength of a material or component against the type of yield or structural failure where the material or component fails in shear. A shear load is a force that tends to produce a sliding failure on a material along a plane that is parallel to the direction of the force.
Soffit	The underside of an overhanging cornice of a building extending out from the plane of the building.
TPR	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Unsafe	A condition of an area, system, component or procedure that is judged to be a significant risk of injury to people during normal use. The risk may be due to damage, deterioration, improper installation, or a change in accepted construction standards.

END OF REPORT

CONCLUSION:

I take great pride in the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is primarily visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for you, our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking time to read this report. We are always attempting to improve the quality of our service and our reports.

PRE-CLOSING WALK-THROUGH:

The walk-through prior to closing is the time for Clients to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Limitations/Restrictions that existed during the inspection may have been removed for the walk-through. Clients should be thorough during the walk-through. Any defects or problems discovered during the walk-through should be brought to your realtor's attention for possible negotiation with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ALLIN Home Inspections, Inc. of all responsibility. Client assumes responsibility for all known defects after settlement.

Thank you for choosing **ALLIN Home Inspection, Inc.** If you have any questions please contact me.

Michael Musgrave, CMI



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