

# INSPECTION REPORT



For the Property at:  
**1234 ROLLING CREEK RIVER**  
ANY CITY, IL

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Prepared for: HAPPY BUYER  
Inspection Date: Thursday, April 14, 2016  
Prepared by: Jeff Walters

Prospective Home Inspections  
1610 Estate Cir  
Naperville, IL 60565  
630.774.9503

[www.prospectivehomeinspections.com](http://www.prospectivehomeinspections.com)  
[jeffreywalters@me.com](mailto:jeffreywalters@me.com)

May 16, 2016

Dear Happy Buyer,

RE: Report No. 1004, v.4  
1234 Rolling Creek River  
any city, IL

Thanks very much for choosing me to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. I encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the 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. If conditions change, I am available to revisit the property and update my report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing me to perform your home inspection.

Sincerely,

Jeff Walters  
on behalf of  
Prospective Home Inspections

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# SUMMARY

1234 Rolling Creek River, any city, IL April 14, 2016

Report No. 1004, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Downspouts discharging onto roofs](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front Exterior

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**Condition:** • [Should discharge 6 feet from building](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

### WALLS \ Soffits and fascia

**Condition:** • [Paint or stain needed](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

**Location:** Throughout Exterior

**Task:** Correct

**Time:** Less than 1 year

### WALLS \ Trim

**Condition:** • [Caulking missing or deteriorated](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### WALLS \ Flashings and caulking

**Condition:** • [Caulking missing or ineffective](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

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**Cost:** Minor

## WALLS \ Vinyl siding

**Condition:** • [Loose or missing pieces](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure

**Location:** Left Side Exterior Wall

**Task:** Repair Monitor

**Time:** Less than 1 year

**Cost:** Less than \$100

## LANDSCAPING \ Driveway

**Condition:** • [Unsealed gap at building](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front Exterior

**Task:** Repair or replace

**Time:** Less than 2 years

**Cost:** \$500 - \$1,000

## LANDSCAPING \ Fence

**Condition:** • Gate latch - adjustment needed

**Implication(s):** Reduced operability

**Location:** Left Yard

**Task:** Repair Monitor

**Time:** Immediate

**Cost:** Minor

## Structure

### FOUNDATIONS \ Foundation

**Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

**Condition:** • [Prior repairs](#)

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

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## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

**Implication(s):** Electric shock

**Location:** Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Less than \$100

## Cooling & Heat Pump

### AIR CONDITIONING \ General

**Condition:** • Service air conditioner

Unable to test A/C due to low exterior temp. System needs evaluation once temps rise.

**Implication(s):** Reduced system life expectancy | Increased heating costs | Reduced comfort

**Location:** Right Side

**Task:** Further evaluation

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Compressed](#)

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic

**Task:** Improve

**Time:** If necessary

## Plumbing

### OPTIONAL \ Plumbing

**Condition:** • Powder room faucet does not operate correctly

**Location:** First Floor Half Bathroom

**Task:** Replace

**Time:** Immediate

**Cost:** Less than \$100

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## Interior

### FLOORS \ General

**Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

### WINDOWS \ Glass (glazing)

**Condition:** • [Lost seal on double or triple glazing](#)

**Implication(s):** Cosmetic defects

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

**Sloped roofing material:** • [Asphalt shingles](#)

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • By walking on roof

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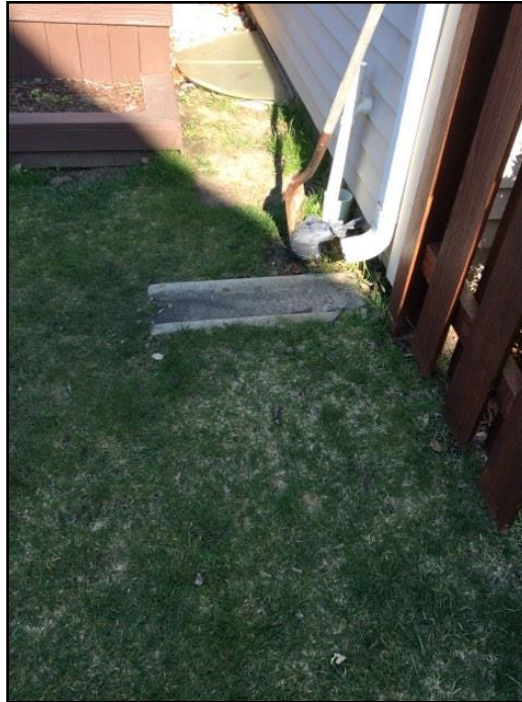
## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

• [Above grade](#)



1. Above grade

Lot slope: • Storm drain in back right corner



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2.

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • [Vinyl siding](#)

**Soffit and fascia:** • [Aluminum](#)

**Driveway:**

• Blacktop

You will want to keep the drive sealed

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3. Blacktop

- No performance issues were noted.

**Walkway:** • Concrete

**Deck:**

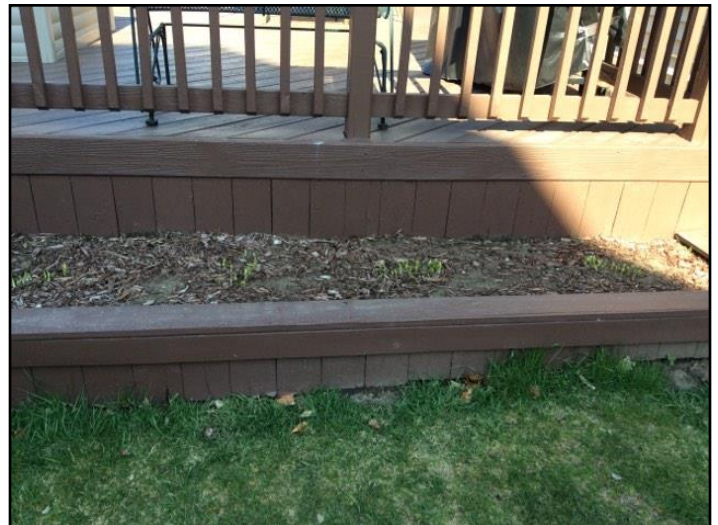
- Raised

Raised deck with planters around no access to footings



4. Raised

- Wood
- Railings



5. Raised

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## Fence:

- Wood

Fences are shared between 3 homes. Gate at rear to that house.



6. Wood

## Limitations

**Inspection limited/prevented by:** • Vines/shrubs/trees against wall

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Downspouts

**1. Condition:** • [Downspouts discharging onto roofs](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front Exterior

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



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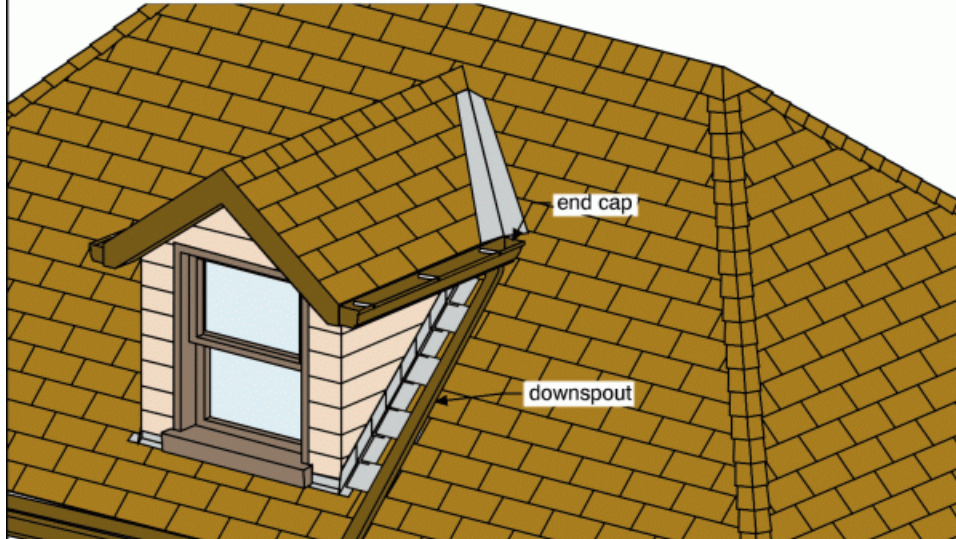
PLUMBING

INTERIOR

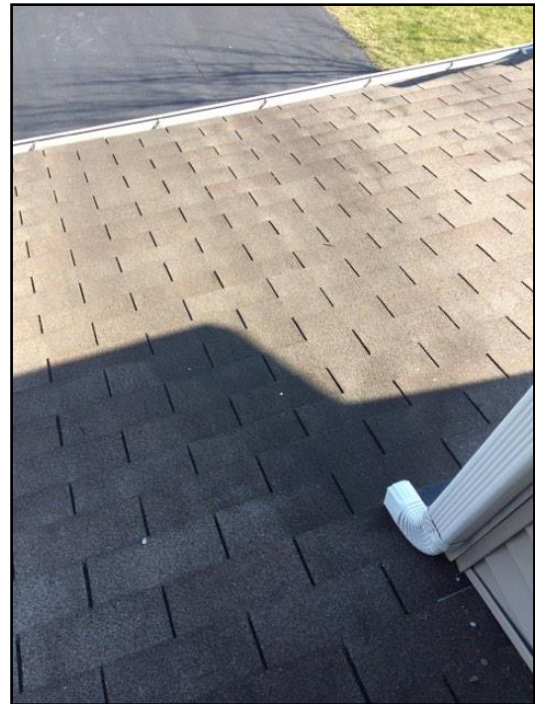
REFERENCE

## Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



7. Downspouts discharging onto roofs



8. Downspouts discharging onto roofs

2. Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Improve

Time: Immediate

Cost: Minor

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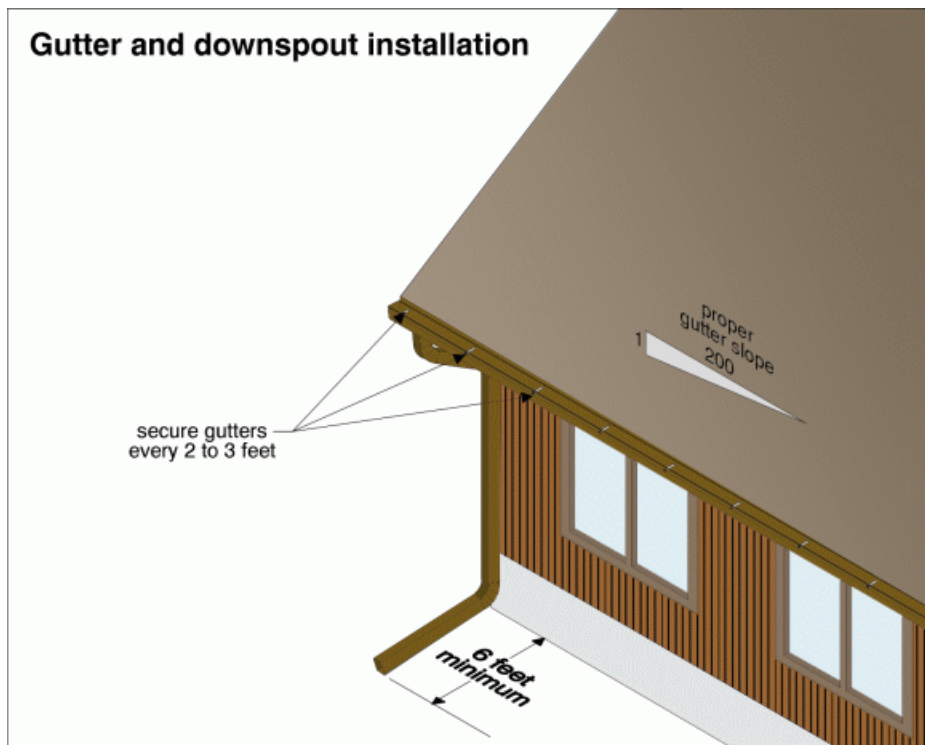
INSULATION

PLUMBING

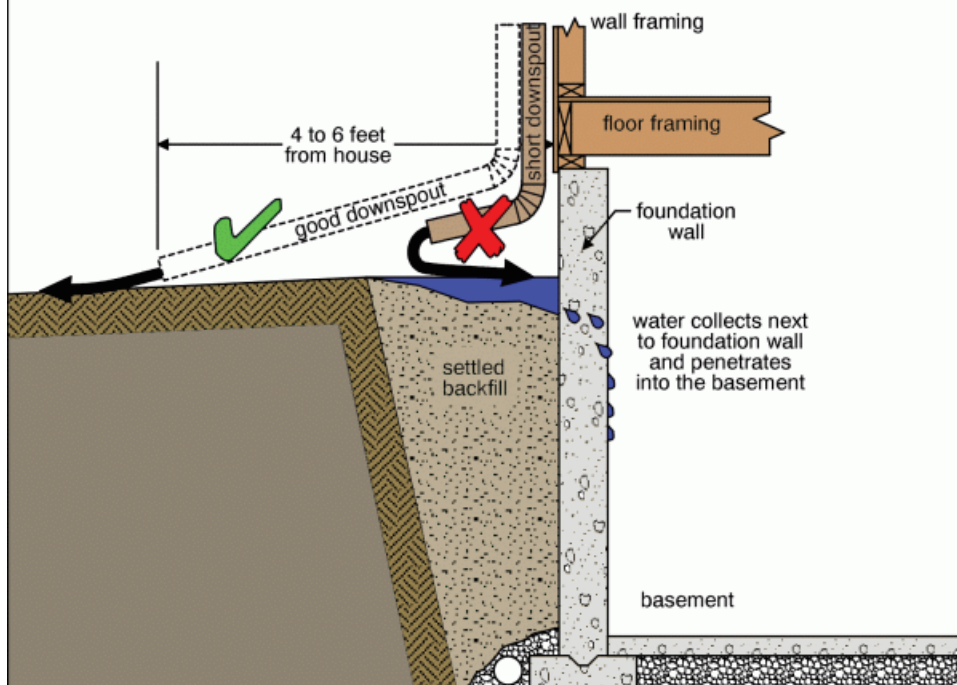
INTERIOR

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## Gutter and downspout installation



## Downspout extension too short



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9. Should discharge 6 feet from building

## **WALLS \ Soffits and fascia**

**3. Condition:** • [Paint or stain needed](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

**Location:** Throughout Exterior

**Task:** Correct

**Time:** Less than 1 year



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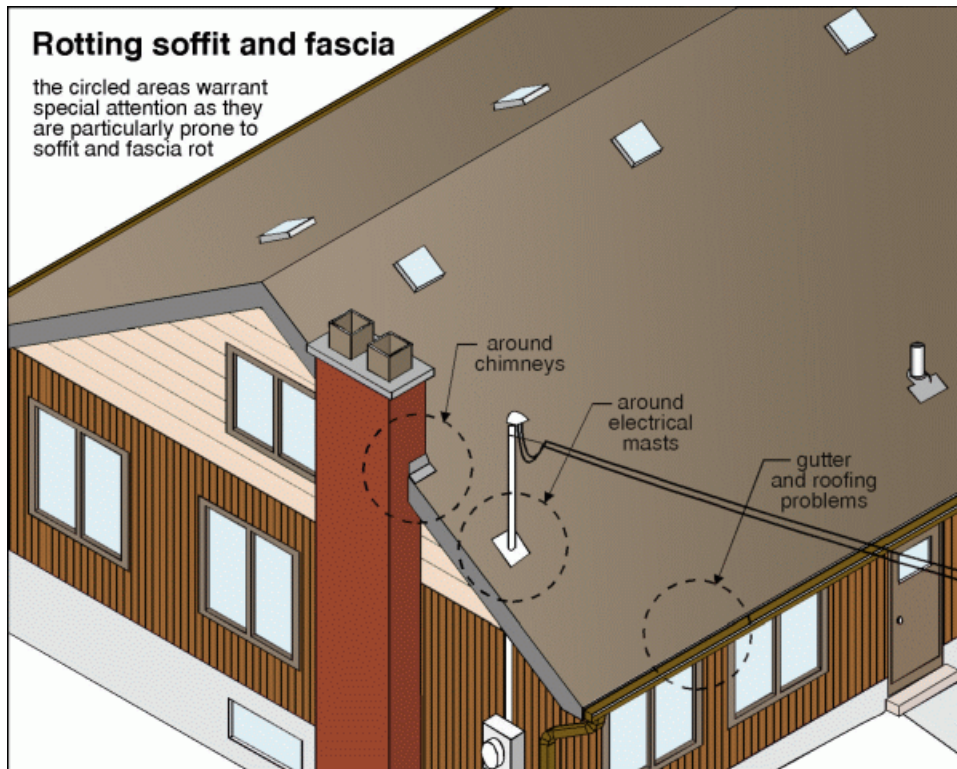
COOLING

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## WALLS \ Trim

### 4. Condition: • [Paint](#)

**Implication(s):** Cosmetic defects | Shortened life expectancy of material

**Location:** Throughout Exterior

### 5. Condition: • [Caulking missing or deteriorated](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Throughout Exterior

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**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## WALLS \ Flashings and caulking

**6. Condition:** • [Caulking missing or ineffective](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**7. Condition:** • [Caulking missing or ineffective](#)

Window over front door trim needs paint and caulk

**Implication(s):** Chance of water damage to contents, finishes and/or structure



11. *Caulking missing or ineffective*

## WALLS \ Vinyl siding

**8. Condition:** • [Loose or missing pieces](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure

**Location:** Left Side Exterior Wall

**Task:** Repair Monitor

**Time:** Less than 1 year

**Cost:** Less than \$100



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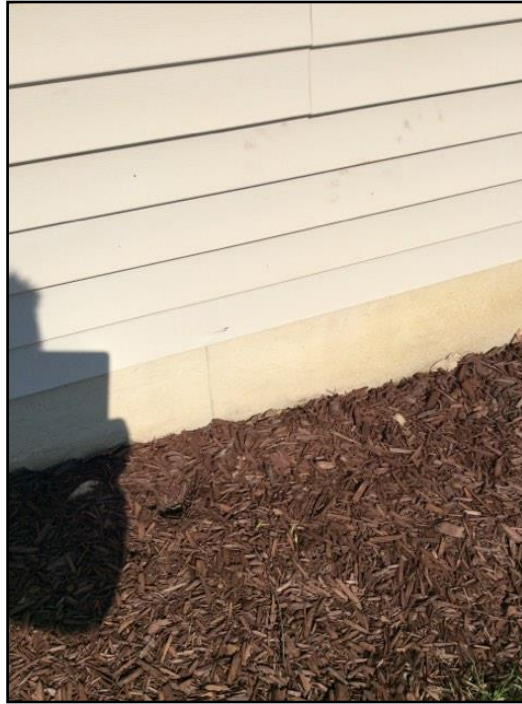
COOLING

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12. Loose or missing pieces

## LANDSCAPING \ Lot grading

9. Condition: • blank note

Location: Right Side

## LANDSCAPING \ Driveway

10. Condition: • [Unsealed gap at building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Repair or replace

Time: Less than 2 years

Cost: \$500 - \$1,000

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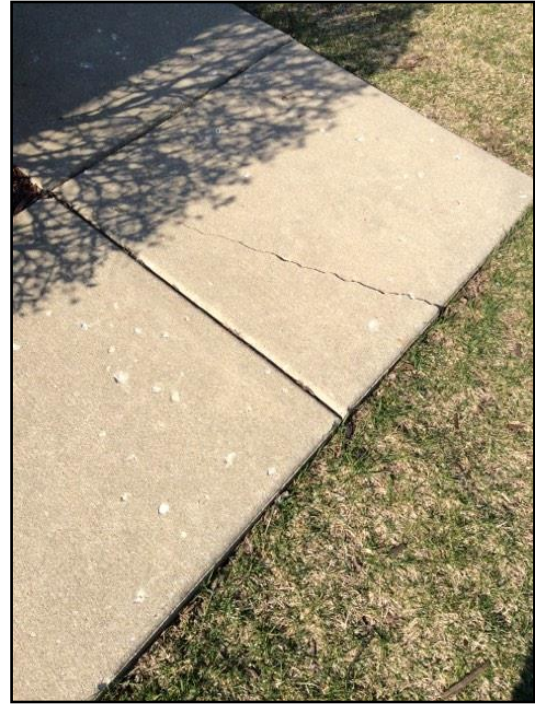
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13. Unsealed gap at building



14. Unsealed gap at building

## LANDSCAPING \ Fence

**11. Condition:** • Gate - adjustment needed

**Implication(s):** Reduced operability

**12. Condition:** • Gate latch - adjustment needed

**Implication(s):** Reduced operability

**Location:** Left Yard

**Task:** Repair Monitor

**Time:** Immediate

**Cost:** Minor

## GARAGE \ Vehicle doors

**13. Condition:** • Dented

**Implication(s):** Cosmetic defects

## Description

**General:** • There is a rough in for a future bathroom in the basement

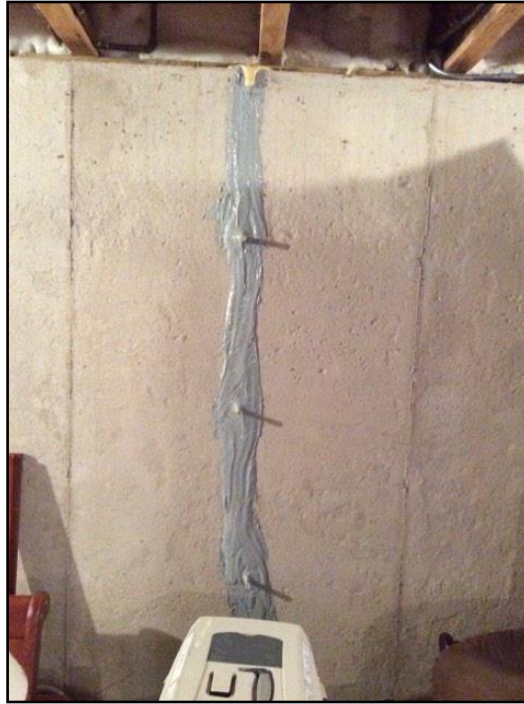


15.

### Configuration:

- [Basement](#)

A repair has been made to stop water leakage



16. Basement

- [Basement](#)

A Radon system was added in January 2015

It is located near the electric panel.



17. Basement



# STRUCTURE

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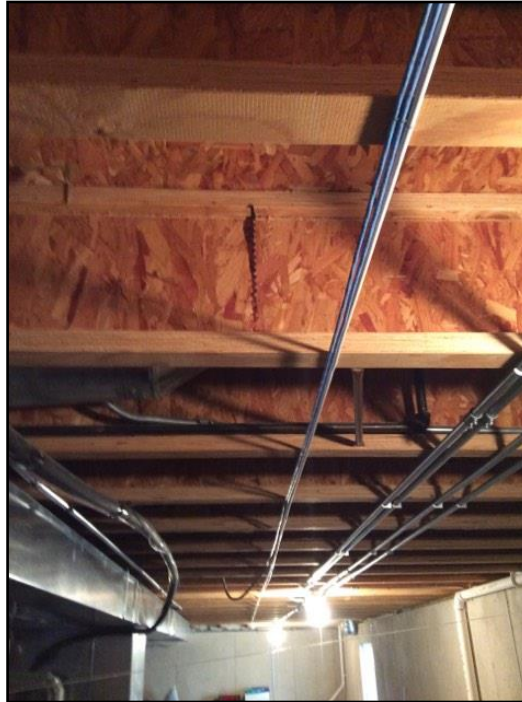
**Foundation material:** • [Poured concrete](#)

**Floor construction:**

- [Concrete](#)

Basement floor is concrete. There are some rugs on half of floor that could be hiding some cracks.

- [Engineered wood](#)



18. Engineered wood

- Steel columns
- Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:**

- [Rafters/roof joists](#)

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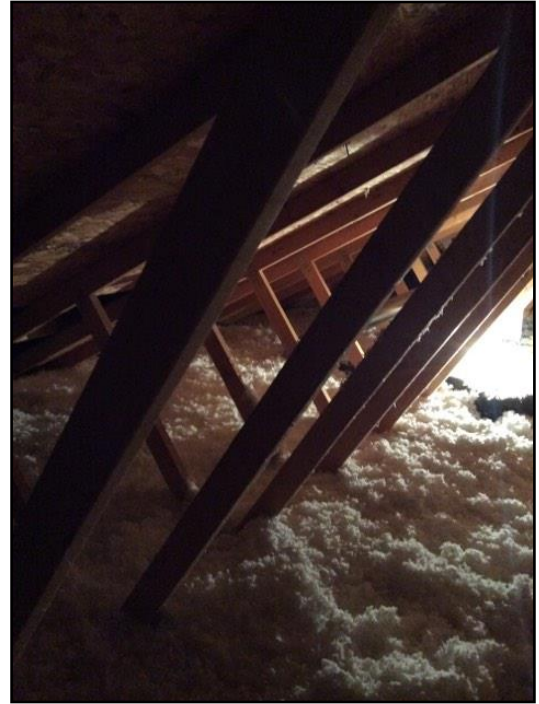
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19. Rafters/roof joists



20. Rafters/roof joists

- [OSB \(Oriented Strand Board\) sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Carpet/furnishings • Storage

**Percent of foundation not visible:** • 40 %

## Recommendations

### FOUNDATIONS \ Foundation

**14. Condition:** • Typical minor cracks

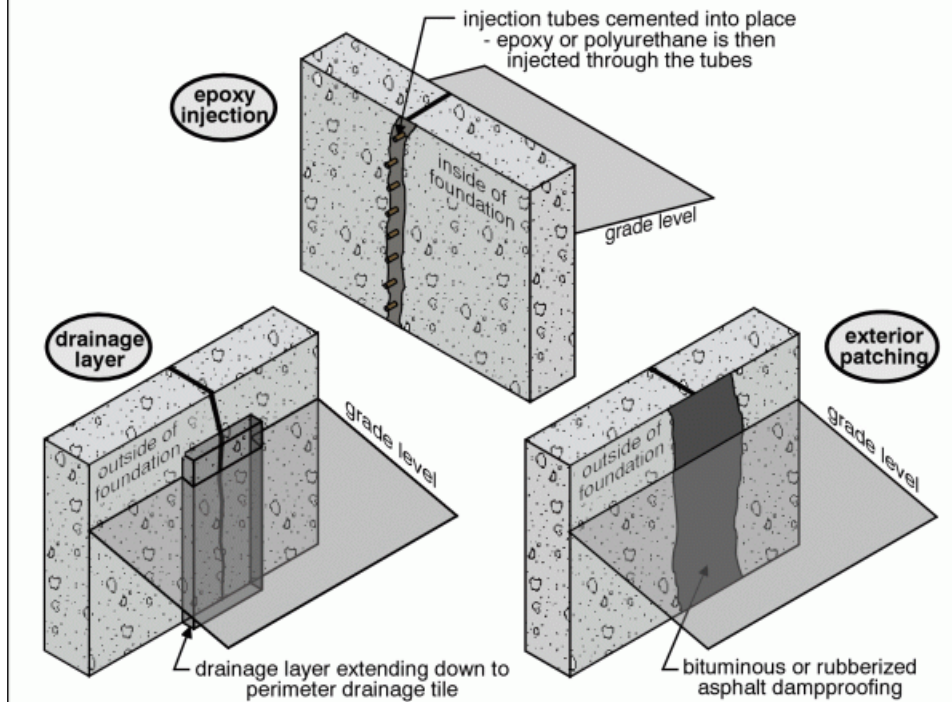
**Implication(s):** Chance of water entering building

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

## Patching cracks



## Crack repair - epoxy and polyurethane injection

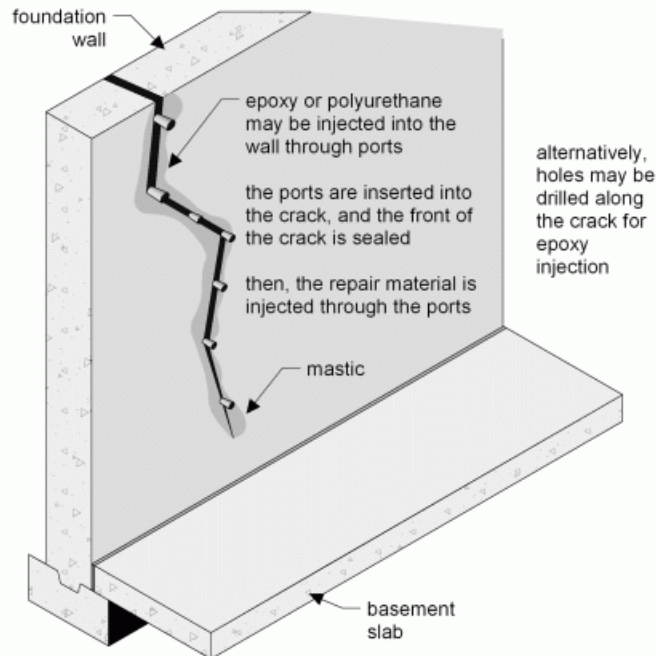
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

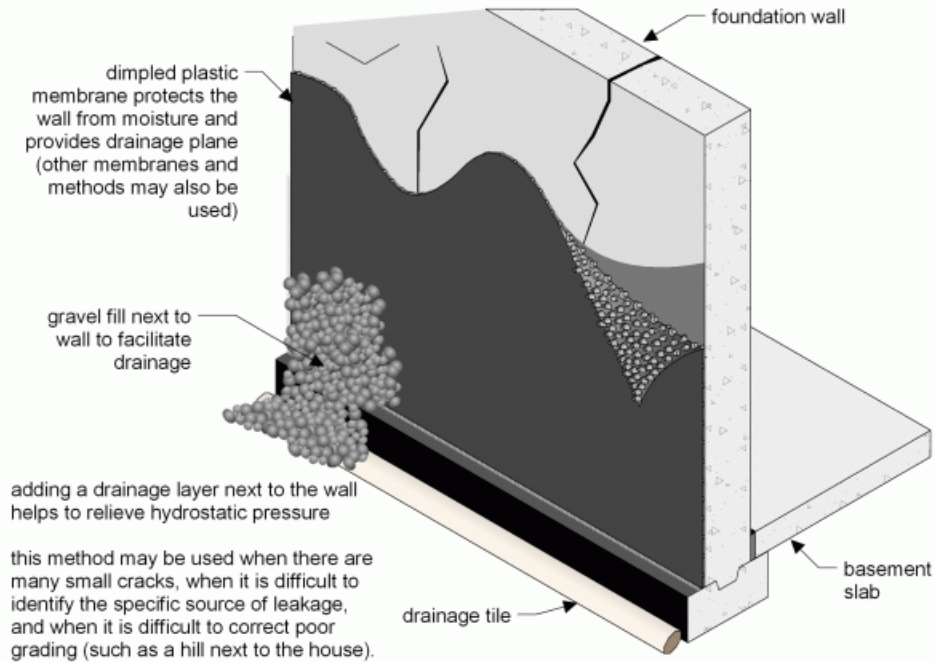
do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

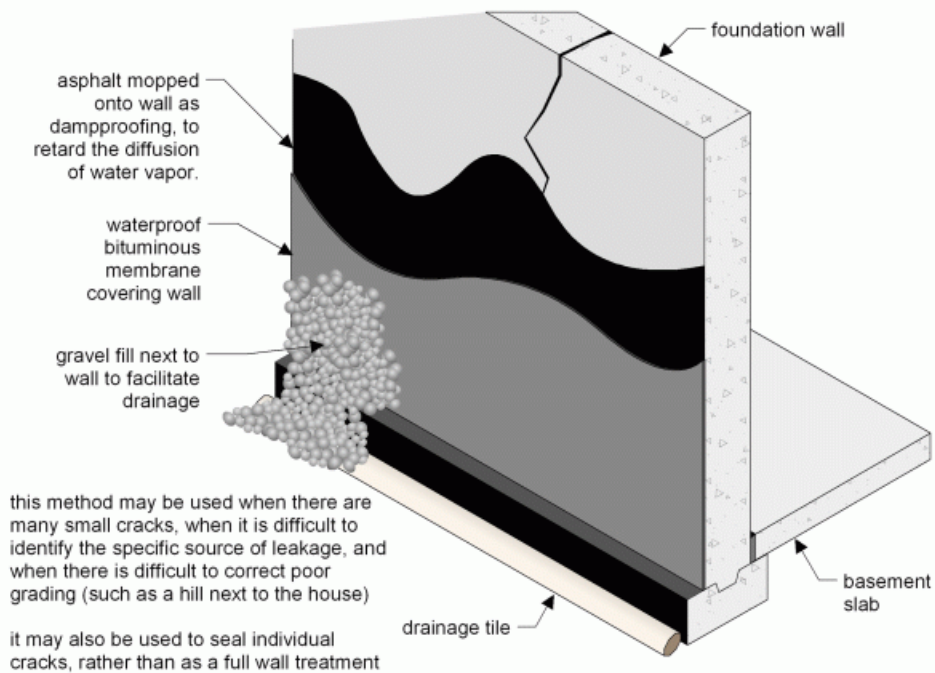
however, it hardens slowly, and if there is space at the back of the crack, it may leak out



## Crack repair - drainage layer



## Crack repair - exterior patching





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**15. Condition:** • [Prior repairs](#)

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing



**21.** *Prior repairs*



**22.** *Prior repairs*

## Description

### Service entrance cable and location:

- [Underground - not visible](#)



23. *Underground - not visible*

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Number of circuits installed: • 24

System grounding material and type:

- [Copper - water pipe and ground rod](#)

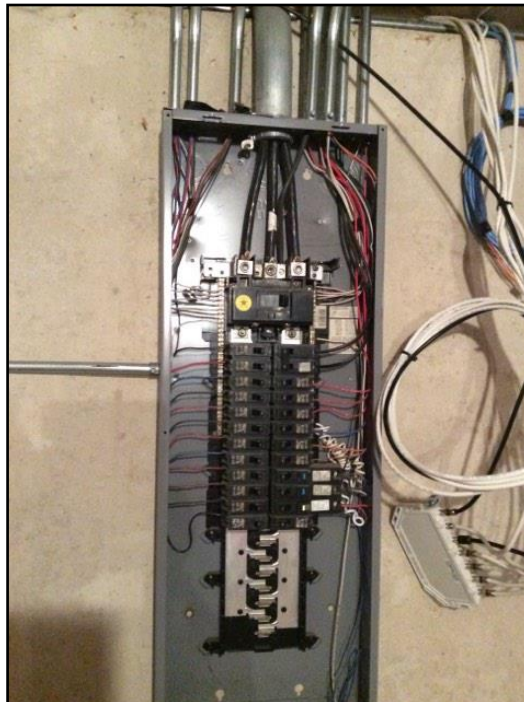
Great ground



24. Copper - water pipe and ground rod

**Distribution wire material and type:**

- [Copper - conduit](#)



25. Copper - conduit

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**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

• [GFCI - outside](#)

Rear gfi did not trip when tested



26. GFCI - outside

• [GFCI - outside](#)

Front GFI no power

• [GFCI - basement](#)

• [AFCI - panel](#)

Tested and worked fine



27. AFCI - panel

Smoke detectors: • [Present](#)

## Limitations

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**16. Condition:** • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

**Implication(s):** Electric shock

**Location:** Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** Less than \$100



# HEATING

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## Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [14 years](#)

Main fuel shut off at: • Meter • Basement

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Single wall

Fireplace: • [Gas fireplace](#) • [Gas logs](#) • [Factory-built](#)

Chimney/vent: • [Metal](#) • [Wood over metal](#)

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Humidifiers: • [Duct mounted bypass humidifier](#)

## Limitations

Heat exchanger: • Not visible

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- [Air cooled](#)

Not warm enough to test below 65

**Cooling capacity:** • Data tag was unreadable - no data on sticker

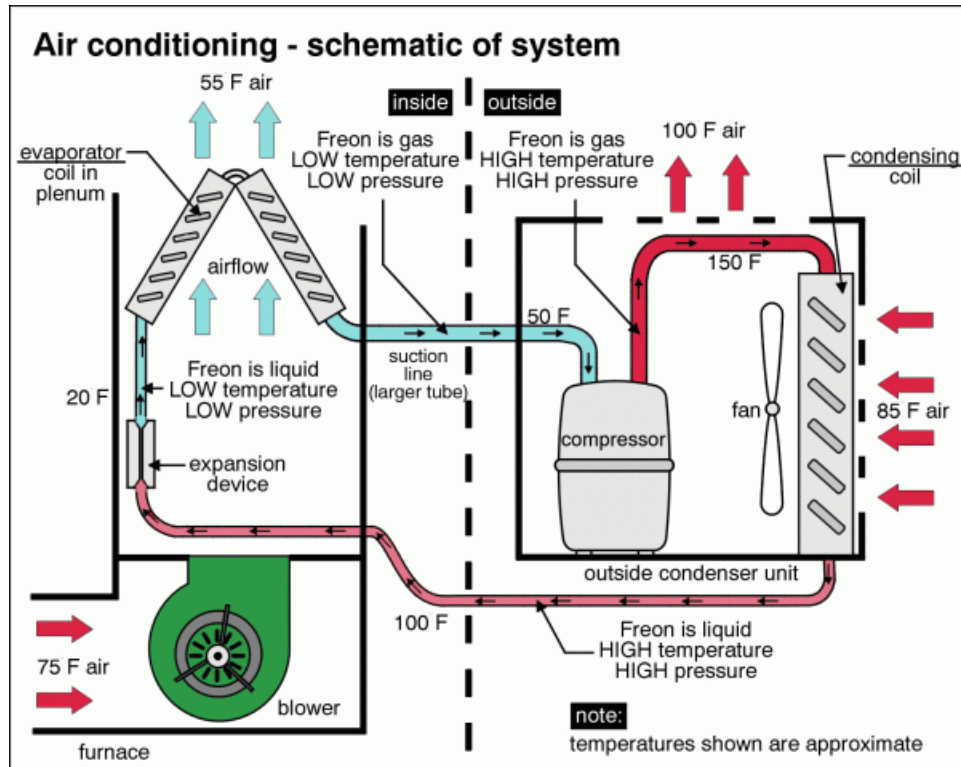
**Compressor approximate age:** • 13 years

**Failure probability:** • [Low](#)

## Limitations

### Inspection limited/prevented by:

- Low outdoor temperature



## Recommendations

### AIR CONDITIONING \ General

**17. Condition:** • Service air conditioner

Unable to test A/C due to low exterior temp. System needs evaluation once temps rise.

**Implication(s):** Reduced system life expectancy | Increased heating costs | Reduced comfort

**Location:** Right Side

**Task:** Further evaluation

# INSULATION AND VENTILATION

1234 Rolling Creek River, any city, IL April 14, 2016

Report No. 1004, v.4

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Attic/roof insulation material: • [Mineral wool](#)

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Mechanical ventilation system for home: • Bathroom exhaust fan • Laundry room exhaust fan

## Recommendations

### ATTIC/ROOF \ Insulation

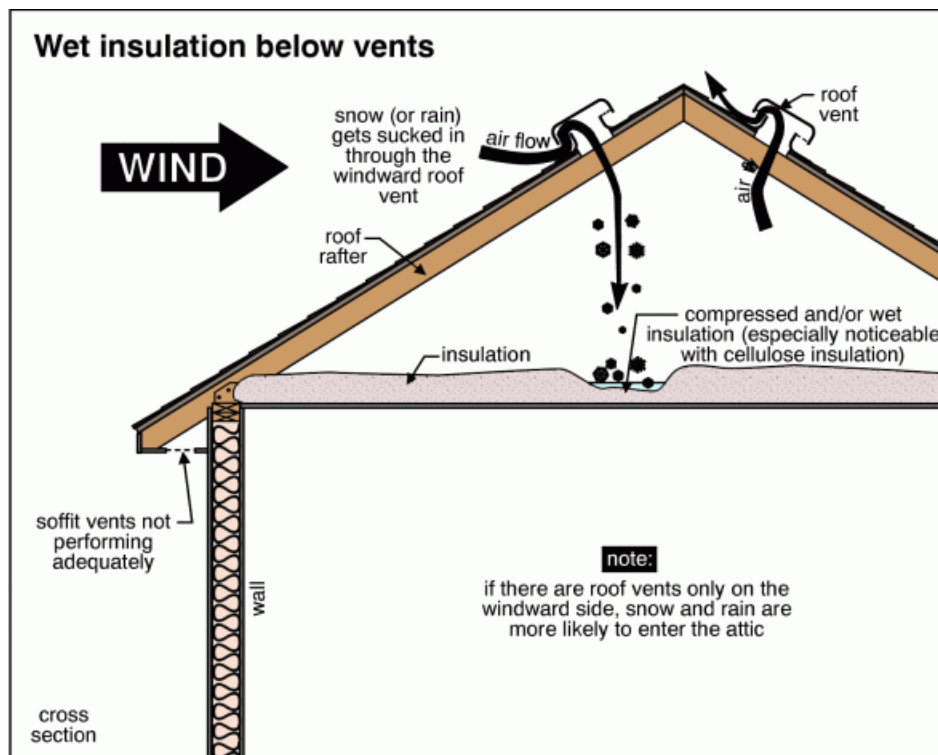
18. Condition: • [Compressed](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: If necessary



### ATTIC/ROOF \ Hatch

19. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Attic

Task: Repair

Time: If necessary



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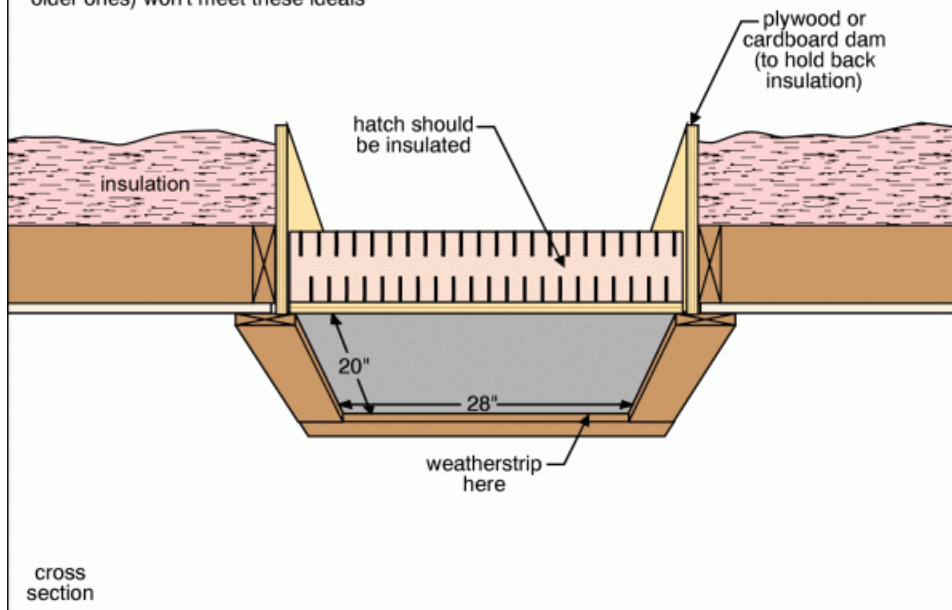
REFERENCE

**Cost:** Minor

## Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:**

• [Copper](#)



28. *Copper*

**Main water shut off valve at the:** • Front of the basement

**Water flow and pressure:** • [Functional](#) • [Typical for neighborhood](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:** • [Conventional](#)

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 3 years

**Water heater failure probability:** • [Low](#)

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [PVC plastic](#)

**Pumps:**

• [Solid waste pump \(ejector pump\)](#)

• [Sump pump](#)

# PLUMBING

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Sump pump discharges underground



29. Sump pump



30. Sump pump

Floor drain location: • Center of basement

Gas piping: • Steel

Main fuel shut off valve at the:

• Gas meter

Right front



31. Gas meter

# PLUMBING

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**Exterior hose bibb:** • Present • Freeze resistant

## Limitations

**Fixtures not tested/not in service:** • Exterior hose bibbs/bibbs shut off for winter

**Items excluded from a building inspection:** • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

## Recommendations

### OPTIONAL \ Plumbing

**20. Condition:** • Powder room faucet does not operate correctly

**Location:** First Floor Half Bathroom

**Task:** Replace

**Time:** Immediate

**Cost:** Less than \$100

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Plaster/drywall](#)

**Windows:**

• [Single/double hung](#)

Window in master bath has lost its seal



32. *Single/double hung*

• Aluminum

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Sliding glass](#) • [Storm](#) • [Metal](#) • Garage door - metal

**Doors:** • Inspected

**Evidence of basement leakage:** • Prior repairs

**Range fuel:** • Gas

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior • Exhaust fan

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected



# INTERIOR

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## Limitations

**Not included as part of a building inspection:** • Carbon monoxide detectors

**Appliances:** • Appliances are not inspected as part of a building inspection • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

**Percent of foundation not visible:** • 5 %

## Recommendations

### FLOORS \ General

**21. Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

**Location:** First Floor Foyer

**Task:** Repair

**Time:** Discretionary

**Cost:** \$600 - \$1,000



33. Hardwood

**22. Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

### WINDOWS \ Glass (glazing)

**23. Condition:** • [Lost seal on double or triple glazing](#)

**Implication(s):** Cosmetic defects

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS