



Inspection Report

Sample Report

Property Address:



Front of house.

Moran Property Inspections

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Brookfield, IL 60513**

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Date: 10/18/2017	Time: 03:09 PM	Report ID: Sample234
Property:	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and, if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection was performed for the customer and is for the sole use of the customer, inspector, and inspection company. The comments made in this report are based on the condition of the property at the time of inspection only. There is no warranty from the inspection company. For a fee, the company may return and review the inspection, or inspect the property again. The customer may contract with another inspection company, if desired. Different inspectors may find different issues at the same property. The inspection company is not responsible for any discoveries included or not included, maintenance, or repairs. As this inspection report ages, the condition of this property and its components will change. Maintenance and repairs will be needed for every property over time. It is strongly recommended that only qualified contractors be allowed to quote work, perform maintenance, or perform repairs on the property. Please contact us if you have any questions about the property inspection or this report. Thank you for allowing us to perform this inspection for you.

Common Terms Used In This Report:

- **Appeared serviceable or appears serviceable:** This term indicates that the inspector did not see any issues that would prevent the normal intended function of the system or component. Note, an item marked in this fashion may have issues that were noted elsewhere in the report or issues that were not visible at time of inspection.
- **Not found:** This indicates the inspector did not find the item at time of inspection. If that item was not visible (for example blocked by personal items) at time of inspection it may be marked as not found and was therefore not inspected.
- **Obstructed view or obscured view:** This indicates that the item or system could not be properly inspected. This can happen due to items in the way, utilities being off, or similar obstruction.
- **Maintenance recommended:** This indicates that in the inspector's opinion there was a maintenance item that was overdue, not done properly, or not done at all that may or will have an adverse impact on the inspected property. Note, not all maintenance items will be noted on all inspections. If the home appears to be in poor condition and there are many more important items to report, inspector may at his discretion choose not to report any or all maintenance items.
- **Review by qualified contractor:** This indicates that in the inspector's opinion the repair should be done by a qualified contractor either due to difficulty of the repair, importance of the repair, or for safety reasons. Note, customer is responsible for their own safety and decisions. We highly recommend that you use only qualified contractors for all repairs that you are not qualified to do yourself.
- **Safety issue:** This indicates the issue noted can cause an unsafe condition and create or contribute to negative health conditions. We highly recommend having these issues repaired as soon as possible and that you, your attorney, or your agent contact and inform the current owners or occupants for their safety. Inspectors will not normally inform anyone but the client and their representatives of conditions found at time of inspection. However an inspector may notify other parties of issues for safety reasons.
- **Possible Association Issue:** This indicates that repair of the issue reported may be the responsibility of a building association, cooperative, or similar entity. Your inspector may not report items in common areas and your inspector does not

know for sure which items are the responsibility of a unit owner and which are another party's responsibility. We strongly recommend that you check with the building's association (and association documents) to determine who is responsible for what repairs.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

1. Utilities

Only central systems are inspected. Air Conditioning (AC) is not tested in cold weather. Sizing and expected life is not checked for any equipment or for your particular use. Please contact a qualified contractor or the manufacturer if additional information is needed. No capacity analysis is done on any system as part of home inspection. Proper sizing and non-visible wire (for example in conduit) are not inspected. To determine the proper sizing for your household needs, check with an electrician. Sizing/capacity information on wires and equipment is not always visible or accessible at time of inspection. This can prevent defects from being detected. Ground rod may not be required, recommend checking with local authority for more information. No underground components are inspected. Hose bibs cannot always be tested or fully inspected due to weather, items in the way, or being shut off inside the home.

Styles & Materials

Electrical Service Conductors:

Overhead service
220 volts

Hose Connection(s):

Front of House
Back of House

Electrical Outlets:

GFCI
Front of House

Gas Main:

Side of House

AC Max Breaker:

30 AMP

AC Year Built (Estimate):

2001

		IN	NI	NP	RR
1.0	Hose Connections	•			
1.1	Outlets and Electrical	•			
1.2	Electric Service	•			
1.3	Gas Main/Meter	•			
1.4	Central Air Conditioning (AC)				•
1.5	Other Gas and Plumbing			•	

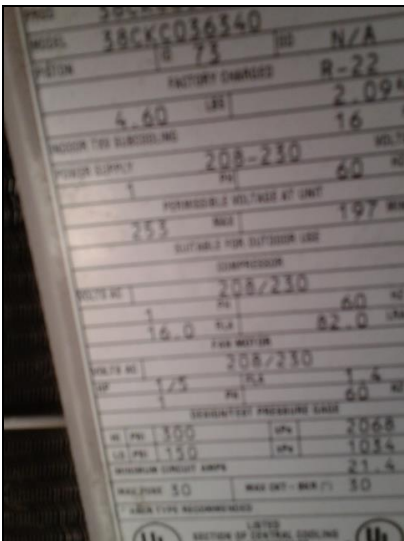
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

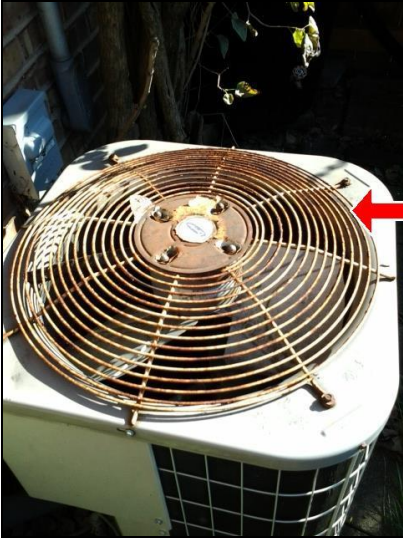
1.0 (2) Hose Connections in front and back serviceable.

1.4 (1) Air conditioning unit is past the recommended service life. Appears serviceable.



1.4 Item 1(Picture)

1.4 (2) Rust is visible on top of air conditioning unit.



1.4 Item 2(Picture)

1.4 (3) Damage to fins on air conditioning unit. Can cause leaks.



1.4 Item 3(Picture)

Recommendations:

- Heating and Cooling equipment should be cleaned every year.
- Ask for manuals and maintenance history.
- Properly cover all exterior equipment when not in use for the season.
- Always refer to manuals and follow manufacturers recommendations.
- In-use covers for all exterior outlets.
- Never allow anyone to smoke near any gas meter, gas line, fuel storage tank, or gas appliance for safety.

2. Siding and Drainage

Below-grade downspouts, drainage, waterproofing, and waterproofing systems are not visible and are not inspected. Underground areas and areas not visible at time of inspection are excluded from the inspection.

Styles & Materials

Siding Style:

Lap
Brick

Siding Material:

Full brick
Metal

Appurtenance:

Deck with steps
Deck

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Soffit Fascia Trim And Eaves	•			
2.1	Wall Covering	•			
2.2	Foundation	•			
2.3	Windows And Window Wells	•			
2.4	Pest Issues			•	
2.5	Grade and Drainage	•			
2.6	Vegetation Near Structure	•			
2.7	Downspouts	•			
2.8	Wall Penetrations	•			
2.9	Retaining Walls And Planters				•

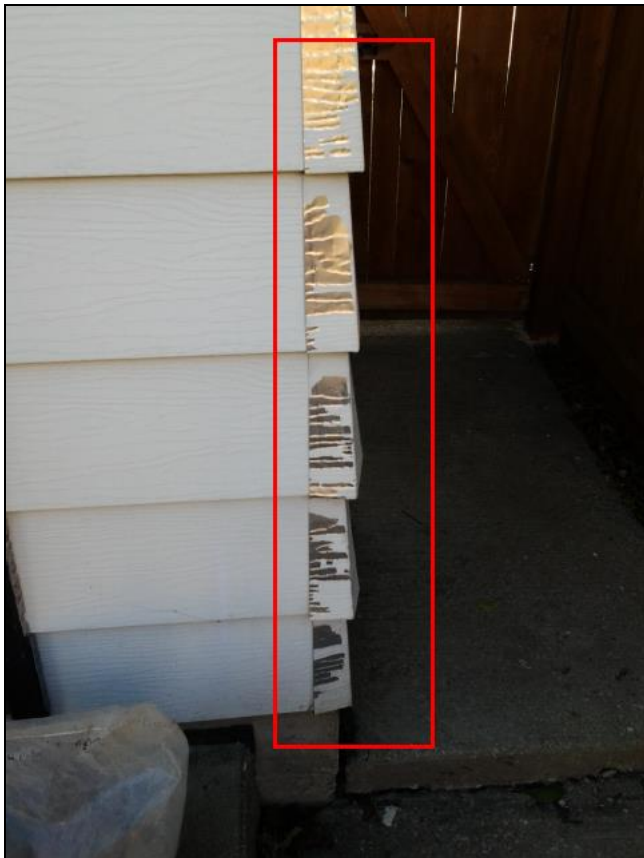
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IN NI NP RR

Comments:

2.1 (1) Brick house. We suggest regular maintenance of tuck pointing.

2.1 (2) Siding on garage has missing/loose paint. Recommend a siding specialist to repair or replace.



2.1 Item 1(Picture)

2.9 Retaining walls are loose in multiple locations. Not stable. Suggest contacting a landscaping professional to fix.



2.9 Item 1(Picture)

Recommendations:

- Clean and maintain gutters.
- All downspouts be extended above ground to direct water away from structures.
- Landscaping be below the siding and pitched downhill to direct water away from the property and foundation.

3. Exterior Features

Underground components are excluded from inspections, including but not limited to underground drainage, footings, and structures. The underside of decks, stairs, and other outdoor features are not always visible and may not be inspected. Earth to wood contact is not always detected due to construction of deck or weather conditions. Earth to wood contact will reduce the life expectancy of structures.

Styles & Materials

Appurtenance:

- Deck with steps
- Porch
- Sidewalk
- Patio

Driveway:

Concrete

		IN	NI	NP	RR
3.0	Porches And Stoops	•			
3.1	Patios			•	
3.2	Decks	•			
3.3	Stairs	•			
3.4	Play Equipment And Bodies Of Water (Not Inspected)			•	
3.5	Balconies			•	
3.6	Driveway	•			
3.7	Walkway	•			

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IN NI NP RR

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roofing

The home inspector shall observe: roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

At time of inspection we estimate the current condition and number of layers of the roof (if visible). This information and remaining life are very difficult to determine and layers of the roof can often be hidden by flashing or trim. Please contact a licensed roofer if more information or further assessment is needed. A level two flue inspection is recommended for all chimneys and flue pipes for safety. This should be done prior to purchase and regularly there after.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

Roof Type:

Gable

Ventilation Type:

Box

Roof Structure:

Sheathing

		IN	NI	NP	RR
4.0	Roof Coverings	•			
4.1	Roof Vents	•			
4.2	Chimney	•			
4.3	Flashings	•			
4.4	Roof Penetrations	•			
4.5	Roof Drainage Systems	•			
4.6	Gutters	•			
4.7	Roof Structure and Attic	•			

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IN NI NP RR

Comments:

4.0 (2) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

4.6 Gutter cleaning is recommended on a regular basis.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and current weather conditions. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Garage

Note: remote openers are not tested. If remote openers need to be tested they should be requested and tested at walk through. Most opener manufacturers sell replacement remote openers if needed. The non-electric eye auto-reverse is not tested. When it is not working and this test is done the test can damage the door, the opener, and/or the person doing the testing. Fire resistant separation was not always required, still may not be required in all areas, and is not always visible. For these reasons it is not always checked (or not fully checked). Please ask if more information is desired.

Styles & Materials

Garage Type: Detached	Garage Door Type: One automatic	Garage Door Material: Compressed board
Auto-opener Manufacturer: GENIE	Roof Covering: 3-Tab fiberglass	

		IN	NI	NP	RR
5.0	Roof	•			
5.1	Garage Walls (including Firewall Separation)	•			
5.2	Garage Ceilings	•			
5.3	Garage Floor	•			
5.4	Service Door	•			
5.5	Occupant Door (from garage to inside of home)			•	
5.6	Garage Door (s)	•			
5.7	Garage Door Sensors	•			
5.8	Garage window (s)	•			

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Recommendations:

- Read manual for proper carbon monoxide safety, maintenance, and operation of all small heating systems in the garage.
- Contact town or local jurisdiction regarding local rules for fire separation between home and garage and repairs or upgrades as needed for increased safety.

6. Entry Doors

All doors should be easily unlocked from the inside for proper fire safety. Contact your local fire department if more information is needed. Window and door screens/storms are not inspected. Timers and sensors are not tested.

Styles & Materials

Exterior Entry Doors:

Wood

Fiberglass

Insulated glass

		IN	NI	NP	RR
6.0	Exterior Doors	•			
6.1	Doorbell At Front	•			
6.2	Sliding Glass Doors			•	
6.3	Entry Light	•			
6.4	Garage to Home Door			•	
6.5	Basement Door (Below Grade)			•	
6.6	Address Numbers	•			

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IN NI NP RR

Recommendations:

- Install new deadbolts on all exterior doors at move-in.
- Use deadbolts (or similar lock) at all entrances.
- Ask current owner about timers and sensors, request manuals, and ask for a demonstration at final walk through.

7. Attic

Attic fans are not operated as part of the normal inspection. Doing so requires changing the fan's settings and may change the way the fan operates after the inspection. Please ask the current owner if a demonstration or more information is needed. Not all areas of attic are visible. Only visible, easily accessible, areas of the attic are inspected. Only conditions found at time of inspection can be reported.

Styles & Materials

Method used to observe attic:

From entry

Attic info:

Scuttle hole

Storage

		IN	NI	NP	RR
7.0	Access	•			
7.1	Electrical		•		
7.2	Plumbing Penetrations And Ductwork	•			
7.3	Insulation	•			
7.4	Ventilation And Dry Conditions	•			
7.5	Structure	•			
7.6	Pest Issues			•	
7.7	Attic Fan			•	

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Comments:

7.0 Access is crawlspace behind two closets and one access panel in bedroom.

Recommendations:

- All lights in the attic (including "can" or recessed lights for the floor below the attic) be correct type for attic.
- Use low temperature high efficiency bulbs for fire safety.

8. Interior Rooms

Bedrooms have special requirements. These requirements vary by town and the inspector does not know what each room will be used for.

Doors and windows are checked for indications of structural issues. Other maintenance and repair information may be reported but is not complete or comprehensive. It is common for older windows to get loose or tight seasonally and to need other repairs. Broken seals in multi-pane windows are often not observed due to humidity and other conditions. Not all features of windows and skylights are inspected. Window air conditioners and windows with these appliances are not inspected. Only central heating and cooling systems are inspected (when accessible). Issues with skylights are common and change with conditions and seasons.

Effort is made to ensure that the stairs, balconies, and railings are safe in general.

Aesthetic issues are not usually reported, reporting some does not obligate inspector to report others.

Styles & Materials

Ceiling Materials:

Gypsum Board
Plaster
Ceiling Tile

Wall Material:

Gypsum Board
Plaster
Paneling

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-hung
Tilt feature
Storm windows

Window Manufacturer:

UNKNOWN

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Electrical	•			
8.4	Doors	•			
8.5	Windows	•			
8.6	Steps, Stairways, Balconies and Railings	•			
8.7	Closets	•			
8.8	Central Heat	•			
8.9	Central Cooling	•			

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IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- Secondary egress for any room that will be used as a bedroom.
- No device or appliance in any bedroom that burns combustible materials.
- Check all windows for your safety needs, including but not limited to, securing windows, child safety, and for secondary egress.
- Monitoring all skylights (if present) and repairing as needed.
- Check stairs, balconies, and railings with regard to your specific needs.

9. Bathroom(s)

Tiles are visually inspected for defects. Water damage behind the wall is reported when suspected based on tapping or loose tiles. Note: this type of water damage cannot always be detected by visual inspection.

Styles & Materials

Countertop:

Composite

Cabinetry:

Laminate

Electric:

GFCI

Exhaust Fan:

Working

Plumbing:

Distribution - Copper

Waste - PVC

		IN	NI	NP	RR
9.0	Cabinets, Countertops, And Coverings	•			
9.1	Electrical	•			
9.2	Doors	•			
9.3	Windows	•			
9.4	Plumbing	•			
9.5	Fans	•			
9.6	Toilets	•			

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IN NI NP RR

Recommendations:

- Regular maintenance of the caulk and grout.

10. Kitchen

The inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The inspector is not required to operate: appliances currently in use; or any appliance that is shut down or otherwise inoperable.

Due to the risk of causing leaks, cut-off valves are not operated as part of the home inspection. Stove ventilation may be vented into the kitchen or the attic, but where it is vented is not verified. Aesthetic issues are not reported as part of a home inspection. Inspector, at his sole discretion, may report no aesthetic issues or report some and not report others. Soap dispensers and similar accessories are not inspected or tested..

Styles & Materials

Dishwasher Brand:

LG

Disposer Brand:

NONE

Exhaust/Range hood:

NONE

Range/Oven:

GOOD

LG

Built in Microwave:

LG

Trash Compactors:

NONE

Refrigerator:

HEARTLAND

LG

GOOD

Countertop:

Composite

Cabinetry:

Laminate

Electric:

GFCI

		IN	NI	NP	RR
10.0	Cabinets, Countertops, And Coverings	•			
10.1	Electrical	•			
10.2	Plumbing	•			
10.3	Food Waste Disposer			•	
10.4	Ranges/Ovens/Cooktops	•			
10.5	Range Hood (s)	•			
10.6	Refrigerator	•			
10.7	Ice Or Water Dispenser (Not Inspected)	•			
10.8	Dishwasher	•			
10.9	Microwave (Built in Only)	•			
10.10	Trash Compactor			•	
10.11	Pest Issues			•	

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IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- Check documentation for maintenance, care, and use of all home components including countertops.
- Request manuals for all built-in appliances.
- Disposals are not recommended due to increased risk of clogs.
- Adding an air gap separator for dishwasher installations.

11. Fireplace(s)

A home inspection is not a substitute for required maintenance. Have a heating expert check these systems and components. Chimney liners are not inspected as part of the home inspection. Heaters are often not approved for bedroom or bathroom insulations or for a primary heat source. Always open damper prior to use and close damper when fireplace is not in use. Fireplaces are not ignited during inspection. Make sure all heating equipment installed per manufacturers' recommendations.

Styles & Materials

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

		IN	NI	NP	RR
11.0	Fireplace			•	
11.1	Space Heater			•	
11.2	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
11.3	Gas/LP Firelogs and Fireplaces			•	

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IN NI NP RR

Recommendations:

- All fireplaces, woodstoves, small heaters, and heating systems be cleaned and inspected before purchase and annually thereafter.
- Contact a qualified chimney sweep to have flues and vents inspected and cleaned.
- All chimneys should have a spark suppressant and animal resistant rain cap.
- Obtain manuals and read carefully before using all equipment.

12. Laundry

Brass colored flexible gas lines have been recalled and may be dangerous. Any gas appliance could have such a line. Visible lines are checked but objects are not moved to search for these and other non-visible issues. If found at any time, such lines should always be professionally replaced. Gas, water, and waste flexible or corrugated lines are not always approved or preferred. If they appear to be functioning without defect they may not be reported. Replace these lines as needed to meet your needs or concerns. You may also want to replace supply lines and/or add pans under water-handling equipment. Dryer vents are not always visible. They should always be metal.

Note, dedicated appliance outlets are often not GFCI protected, even near water, to avoid false trips. Dedicated appliance outlets are only tested by turning on the appliance. New washing machines often have a smell from lower water usage features. Leaving them open, when not in use, using very little soap, and using the right kind of soap can reduce or eliminate these odors.

Styles & Materials

Dryer Type:

Gas

Countertop:

None

Location:

Basement

Dryer Exhaust Type:

Metal

Dryer Type/Brand:

Top Load
WHIRLPOOL

Washer Type/Brand:

Top Load
WHIRLPOOL

		IN	NI	NP	RR
12.0	Cabinets, Countertops, And Coverings			•	
12.1	Dryer Exhaust	•			
12.2	Dryer Tested (One Cycle)	•			
12.3	Washer Plumbing	•			
12.4	Washer Tested (One Cycle)	•			
12.5	Sink	•			
12.6	Laundry Or Similar Chute			•	

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IN NI NP RR

Recommendations:

- Vents should be cleaned upon moving in and often thereafter.
- Lock or secure all laundry and garbage chutes for child safety.
- Obtain manuals for all appliances and follow manufacturers' recommendations.

13. Electrical System

The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters. The inspector shall describe: service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. The inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Systems are not inspected to ensure that they will meet your particular needs. Depending on your needs, upgrades, changes, or additions may be necessary. Upgrades and repairs may also be required for remodeling, home repairs, or permits. Not all equipment can be seen or noted at time of inspection. Wire size is not always clearly marked and cannot always be determined or checked. Check with your local authority, as needed, regarding local codes. A home inspection does not check for code compliance. Recommend adding, replacing, testing, and maintaining smoke and carbon monoxide detectors for safety. These and any other low voltage devices are not inspected or tested. Recommend testing outlets that are near water monthly for ground fault circuit interruption protection. Only a representative number of devices are tested

Styles & Materials

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

Electrical Panel Location:

Basement

		IN	NI	NP	RR
13.0	Service Entrance Conductors	•			
13.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
13.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
13.3	Smoke Detectors	•			
13.4	Carbon Monoxide Detectors	•			

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IN NI NP RR

Comments:

13.3 The smoke detector(s) should be tested at common hallway(s) to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- Adding, replacing, testing, and maintaining smoke and carbon monoxide detectors for safety.
- Test outlets that are near water monthly for ground fault circuit interruption protection.

14. Plumbing System

The home inspector shall observe: interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps. The inspector shall describe: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and location of main water supply shutoff device. The inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

Not all plumbing is visible during inspections. Galvanized lines tend to clog over time and reduce water pressure. When pressure gets too low these lines will need repair or replacement. Please contact us or a licensed plumber if more information is needed. Most water heaters can be adjusted for temperature. Prior to first use, please make sure your WH (water heater) is not set too hot for your family members or guests and adjust as needed. Filters, conditioners, fire suppression systems, outdoor sprinklers, pools, spas, well equipment, and septic systems are not inspected as part of the home inspection.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Galvanized (old)

Plumbing Water Distribution (inside home):

Galvanized
Copper
PEX

Plumbing Waste:

Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

Tankless

Water Heater Location:

Basement

WH Manufacturer:

RHEEM

Main Shut Off (Type and Location):

Gate Valve
Basement - SE Corner

		IN	NI	NP	RR
14.0	Plumbing Drain, Waste and Vent Systems	•			
14.1	Plumbing Water Supply, Distribution System and Fixtures	•			
14.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
14.3	Water Heater	•			
14.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
14.5	Main Fuel Shut-off (Location)	•			
14.6	Sump Pump	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

14.5 The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- Recommend all buyers check water pressure at all fixtures for their requirements and their usage prior to closing
- Read manuals and doing recommended maintenance for all equipment, appliances, and fixtures.
- A check valve at the main to prevent flow from the properties plumbing system back to the source (possible contamination issue).
- An expansion tank is recommended to prevent damage to the plumbing system and equipment if there is thermal expansion.

15. Structural Components

The inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: probe structural components where deterioration is suspected; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the inspector or other persons.

Structure is inspected for visible indications of material damage or defects. If greater examination is needed, for example, analysis of the structural design, inspection for mold related issues (or other hazardous materials), or inspection for insect related issues, then specialists in those areas should be consulted. Water intrusion should be expected in all below-grade areas even if not found at time of inspection. Water intrusion does change with conditions and cannot be predicted. Drains are not tested by inspector and pumps are only inspected and tested if accessible and conditions permit. A home inspection is a visual inspection only. While all five senses may be used by the inspector including sense of touch to inspect for temperature fluctuations, devices such as cameras and infrared sensing devices (traditional and electronic thermometers) are not required for an inspection. These devices are used as a courtesy only, for clarification or to document an issue an inspector observed. Camera and infrared device usage is limited, not exhaustive, and inspector can not see behind coverings or predict the future.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 8
Wall Structure: Metal studs 2 X 4 Wood Brick	Columns or Piers: Steel lally columns	Ceiling Structure: Not visible

		IN	NI	NP	RR
15.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
15.1	Walls (Structural)	•			
15.2	Columns or Piers	•			
15.3	Floors (Structural)	•			
15.4	Ceilings (Structural)	•			

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IN NI NP RR

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- All below-grade structures have a de-humidifier.
- Adjustments to landscaping and drainage to direct water away from structure.
- Test pumps and drains regularly and add backup pumps if not present.
- Never using plumbing connected to an pump during a power outage. Doing so could cause flooding in the basement with plumbing waste.

16. Heating / Central Air Conditioning

The inspector shall observe permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: energy source; and heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or observe: the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Only current condition of systems is inspected and reported. Expected remaining life cannot be determined. During a standard visual inspection many components of systems are not visible and, therefore, not inspected. For example, the heat exchanger and other components are not visible without taking apart the equipment. This is not done during the home inspection and defects may be hidden as a result. Keep all flammable objects, including window treatments, furniture, and electrical cords, away from any heating, hot, or fuel-burning equipment. Flues and liners are not visible and should be inspected by a licensed chimney sweep. Needed space for combustion make-up air is roughly estimated not measured. Depending on weather and property conditions, at the inspector's discretion, the heating and cooling equipment is not always turned on.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Ductwork: Insulated and Non-insulated	Filter Type: Disposable
Filter Size: 12x16	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: None	Central Air Brand: CARRIER	

		IN	NI	NP	RR
16.0	Heating Equipment	•			
16.1	Normal Operating Controls	•			
16.2	Automatic Safety Controls	•			
16.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
16.4	Presence of Installed Heat Source in Each Room	•			
16.5	Chimneys, Flues and Vents (for gas water heaters or heat systems)	•			
16.6	Cooling and Air Handler Equipment	•			
16.7	Normal Operating Controls	•			
16.8	Presence of Installed Cooling Source in Each Room	•			

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IN NI NP RR

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendations:

- Obtain manuals for all equipment and request maintenance logs.
- Clean or replace all filters per manufacturers' instructions.

Summary



Moran Property Inspections

3310 Elm Ave
Brookfield, IL 60513

Customer
Sample Report

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Utilities

Summary

1.4 Central Air Conditioning (AC)

Repair or Replace

- (1) Air conditioning unit is past the recommended service life. Appears serviceable.
- (2) Rust is visible on top of air conditioning unit.
- (3) Damage to fins on air conditioning unit. Can cause leaks.

2. Siding and Drainage

Summary

2.9 Retaining Walls And Planters

Repair or Replace

Retaining walls are loose in multiple locations. Not stable. Suggest contacting a landscaping professional to fix.

4. Roofing

Summary

4.0 Roof Coverings

Inspected

(2) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Moran Property Inspections

Jackie Moran

**3310 Elm Ave
Brookfield, IL 60513**

