

INSPECTION REPORT



For the Property at:
SAMPLE ADDRESS
GRAYSLAKE, IL

Prepared for: SAMPLE REPORT
Inspection Date: Saturday, August 1, 2015
Prepared by: Lucas Weigle



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SUMMARY

SAMPLE ADDRESS, Grayslake, IL August 1, 2015

Report No. 1029

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

GARAGE \ Man-door into garage

Condition: • No self-closer

The garage man door needs a self closing mechanism installed for safety. Contact a licensed carpenter.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Garage

Task: Improve

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFI test faulty

Contact a licensed electrician

Implication(s): Electric shock

Location: Bathroom

Task: Repair or replace

Time: Immediate

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing

Contact a licensed electrician

Implication(s): Electric shock

Task: Provide

Time: immediate

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Start budgeting for its replacement. Contact a licensed HVAC professional.

Implication(s): Equipment failure | No heat for building

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Start budgeting for its replacement. Contact a licensed HVAC professional.

Implication(s): Equipment failure | Reduced comfort

Interior

WINDOWS \ Hardware

Condition: • Broken

Window sash tilt latches are broken throughout (i.e., master bathroom, dining room, living room). Contact a licensed window professional.

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Throughout

Task: Repair

Time: If necessary

STAIRS \ Guardrails

Condition: • Loose

Gap between the post and handrail. Movement when lateral pressure was applied. Contact a licensed stair professional.

Implication(s): Fall hazard

Location: Second Floor

Task: Repair

Time: Immediate

APPLIANCES \ Oven

Condition: • Anti-tipping device missing

Safety hazard for children. Contact a licensed appliance professional.

Implication(s): Physical injury

Location: Kitchen

Task: Correct

Time: Immediate

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](#)

ROOFING

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Description

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Metal

Limitations

Inspection performed:

- With binoculars from the ground

Second story roof

- From roof edge

First floor roof

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building

Wall surfaces: • Metal siding

Soffit and fascia: • Metal

Driveway: • Asphalt

Walkway:

• Concrete

Front door walkway

• Pavers

Pavers on the south walkway of property

Deck: • Raised • Wood

Exterior steps: • Concrete

Patio: • Concrete

Limitations

No or limited access to: • Area below steps, deck, porches • Garage

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • Downspouts end too close to building

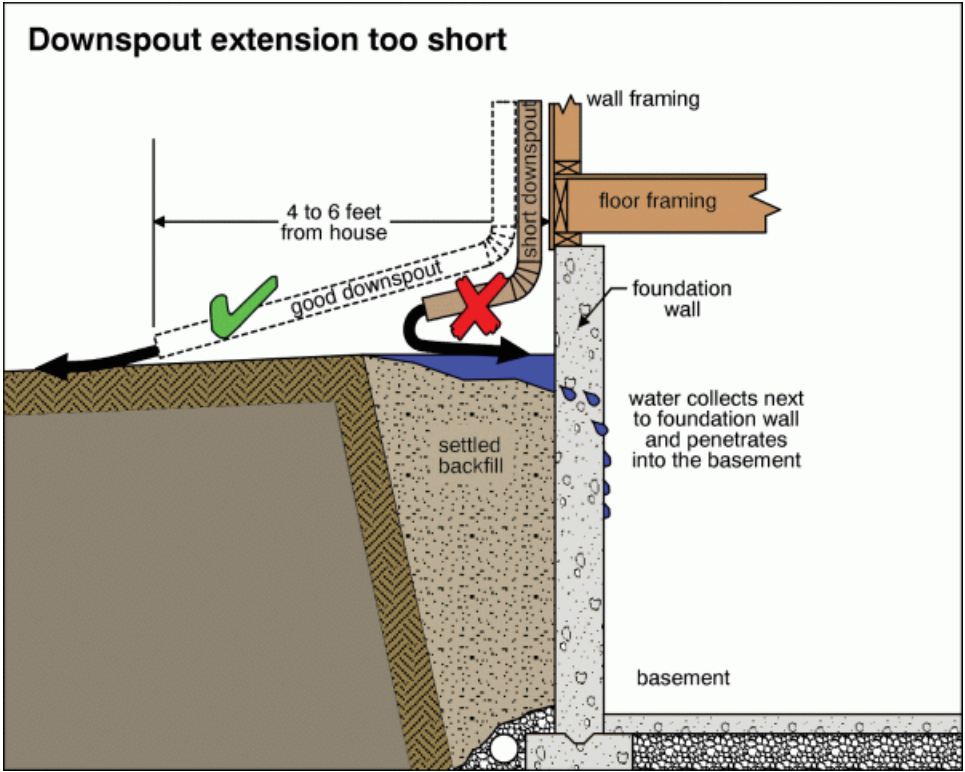
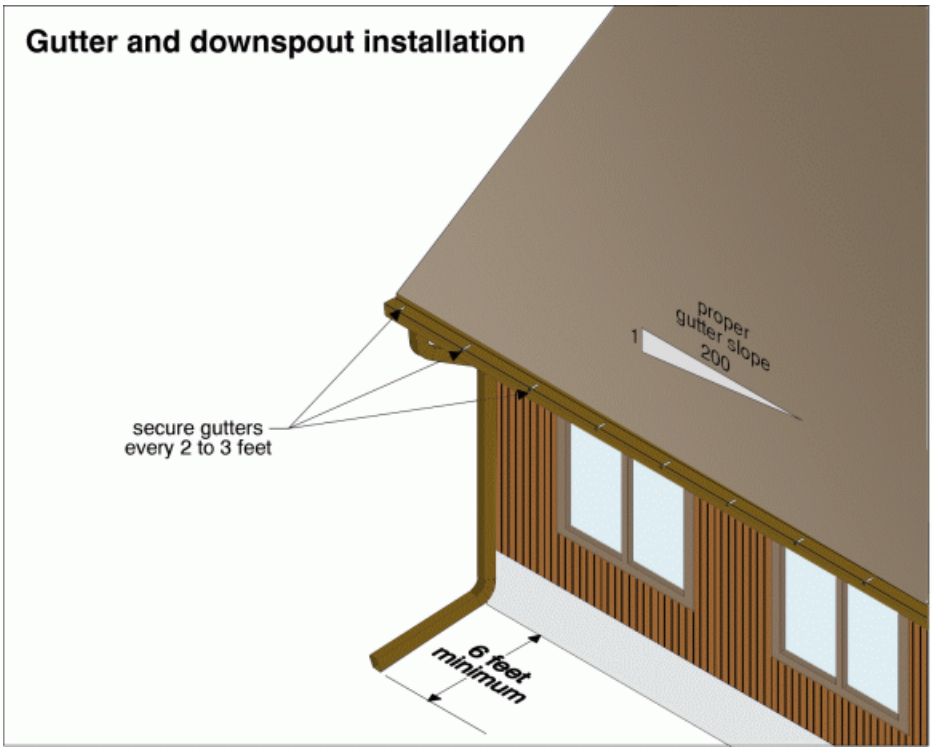
Extend the downspouts 6 feet from property. Contact a licensed gutter professional.

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

Location: Throughout

Task: Improve

Time: If necessary



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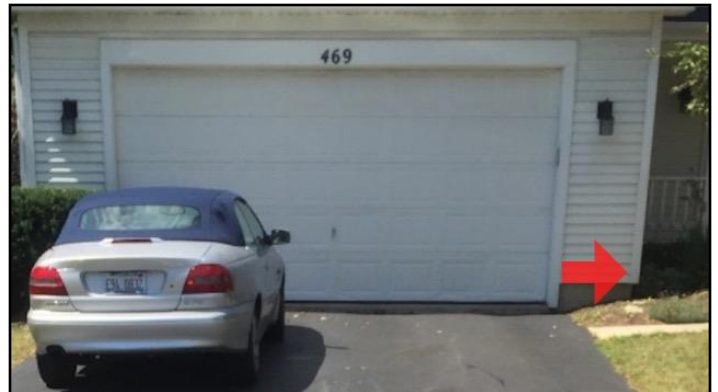
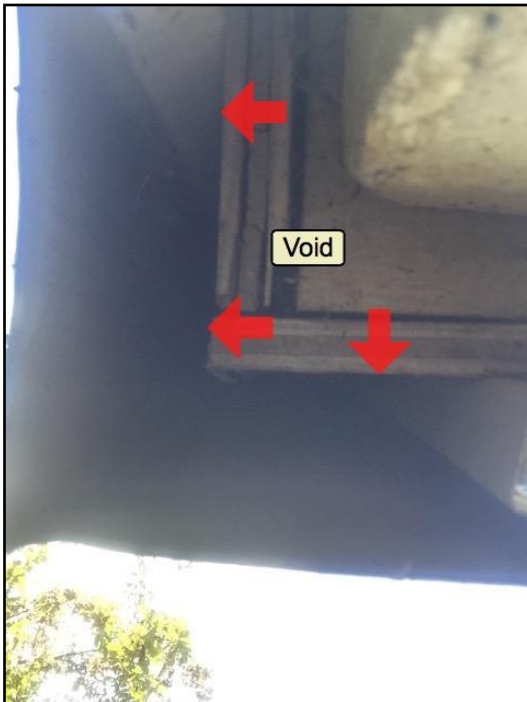
WALLS \ Trim

2. Condition: • Observed chipmunk running up the corner trim board. Close off the bottom void of the corner trim. Contact a licensed siding professional.

Location: Northeast First Floor Garage

Task: Improve

Time: If necessary



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

3. Condition: • Wood/soil contact

Limited access under deck. Could not verify that every column was resting on a cement footing. Contact a licensed carpenter.

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Throughout Deck

Task: Improve

Time: When remodelling



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

4. Condition: • Stair rise too big or not uniform

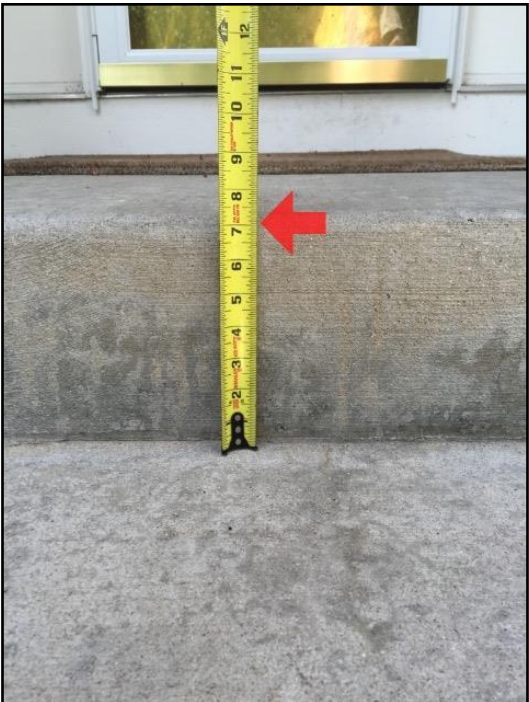
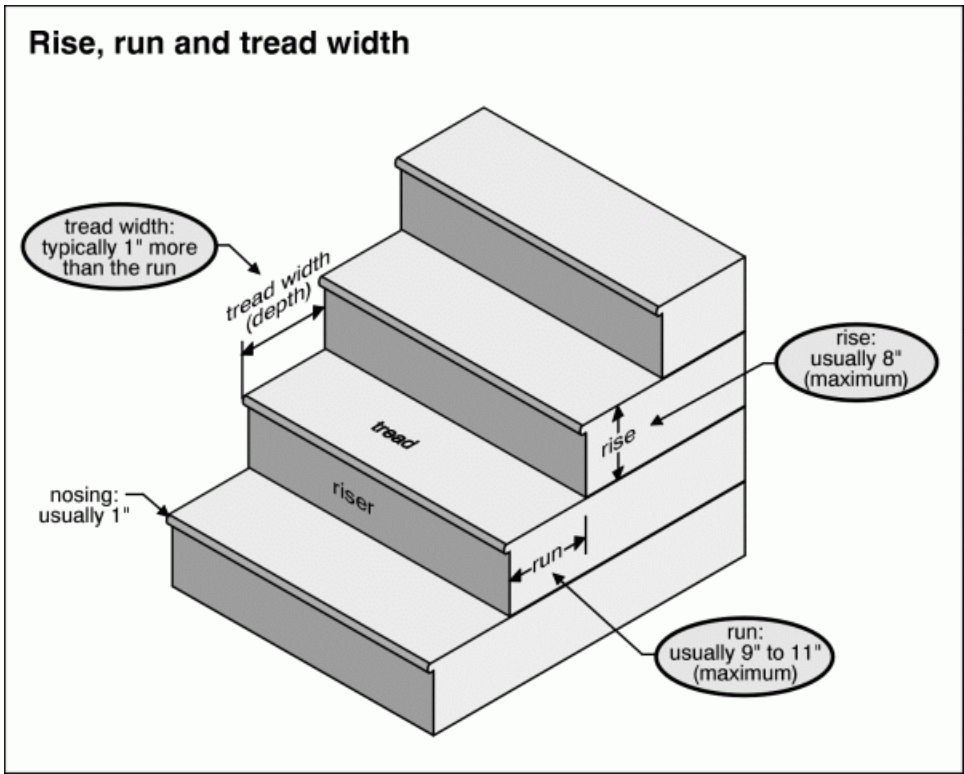
First step leading to the front door is a 10.75 inch rise, and the second stair's rise is 7 inches. Contact a licensed concrete professional to raise the walkway leading to the first step.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace

Time: If necessary



LANDSCAPING \ Driveway

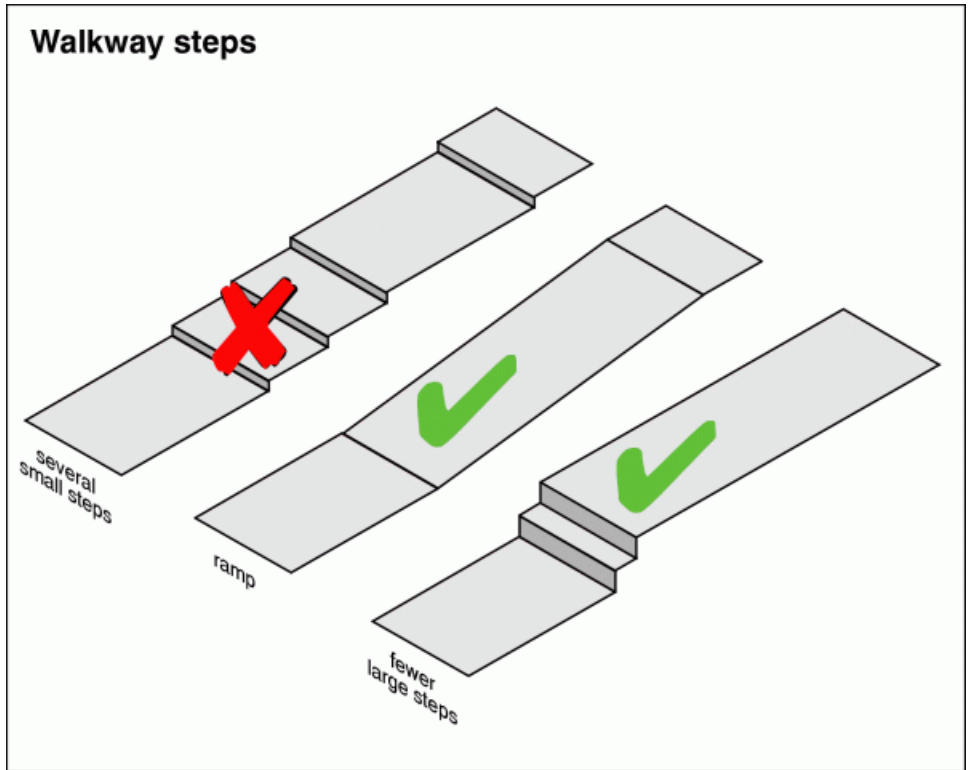
5. Condition: • Uneven (trip hazard)
Contact a licensed asphalt professional

Implication(s): Physical injury

Location: East Garage

Task: Improve

Time: If necessary



LANDSCAPING \ Walkway

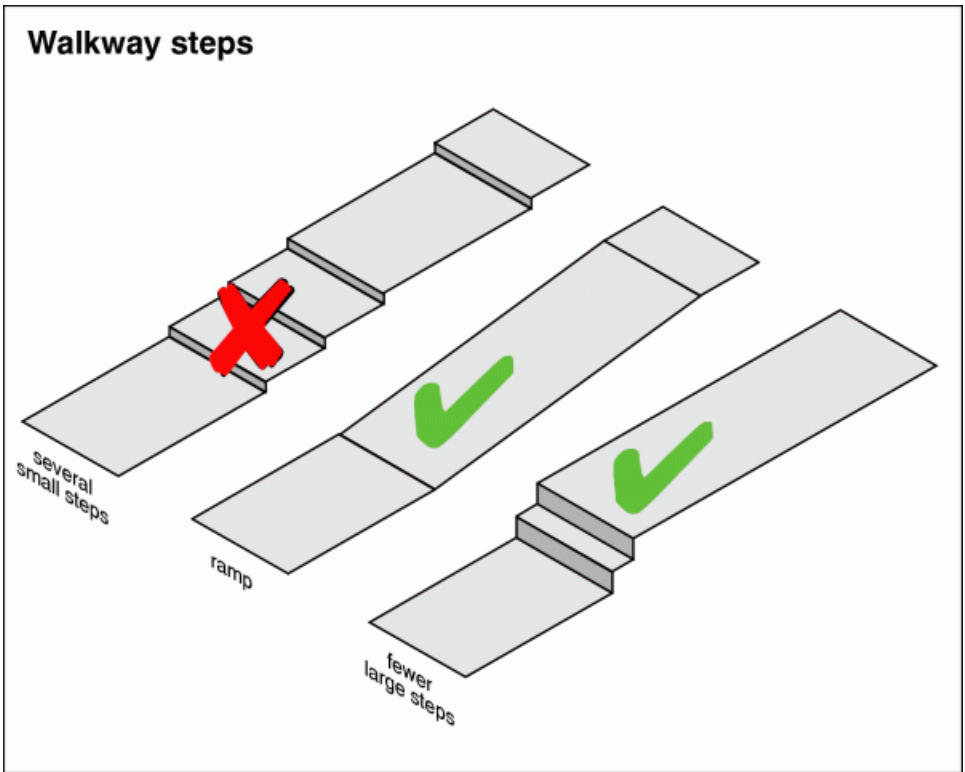
6. Condition: • Uneven (trip hazard)
Contact a licensed paver professional.

Implication(s): Physical injury

Location: South

Task: Repair or replace

Time: If necessary



LANDSCAPING \ General

7. Condition: • Two trees appear to be dying (southwest side and northeast side of property). Contact a licensed Arborist to evaluate whether they need to be removed or if they can be saved.

Location: Yard

Time: If necessary

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8. Condition: • Trees or shrubs too close to building

Landscaping should be kept 3 feet from the structure. Contact a licensed landscaper.

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

Location: Throughout Exterior

Task: Improve

Time: If necessary

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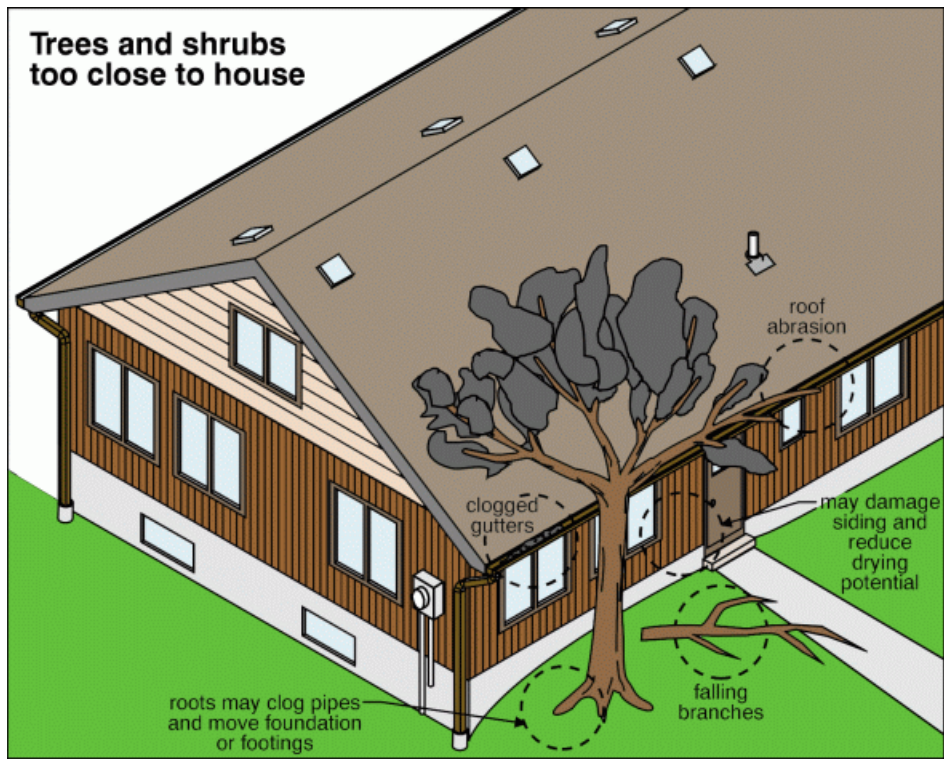
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EXTERIOR

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GARAGE \ Man-door into garage

9. Condition: • No self-closer

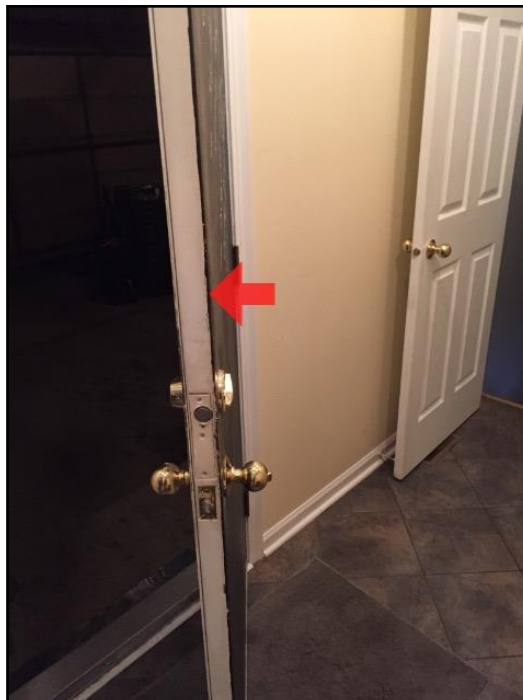
The garage man door needs a self closing mechanism installed for safety. Contact a licensed carpenter.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Garage

Task: Improve

Time: Immediate



STRUCTURE

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INTERIOR

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Wood I-joists

Exterior wall construction: • Not visible

Roof and ceiling framing: • Trusses

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

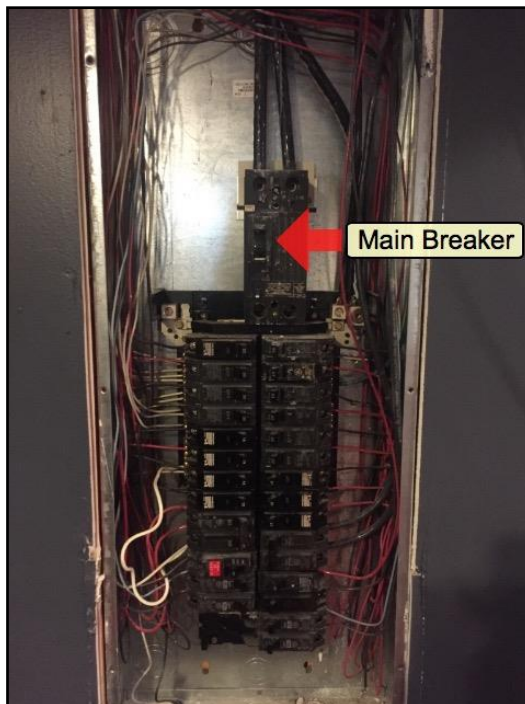
Description

Service entrance cable and location: • Underground copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box type and location:

• Breakers - basement



System grounding material and type: • Copper - water pipe and ground rod

Distribution wire material and type: • Copper - conduit

Type and number of outlets (receptacles): • Grounded - typical • Ungrounded - minimal

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - garage • GFCI - kitchen • GFCI - bathroom and exterior

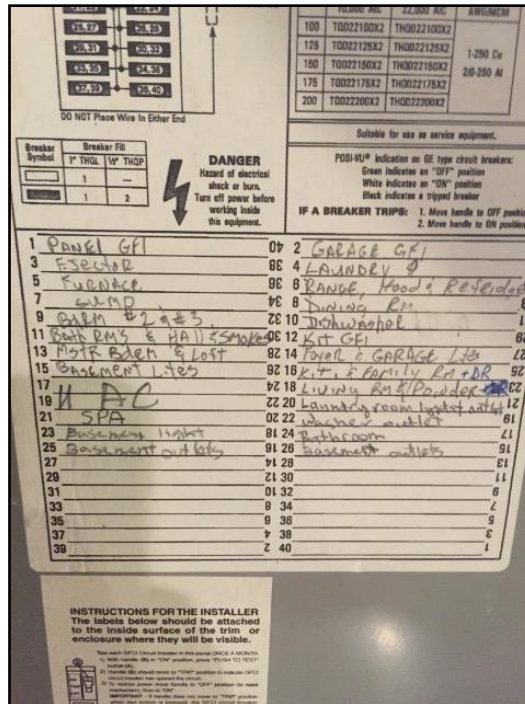
Smoke detectors: • Present

Carbon monoxide (CO) detectors: • Present

Limitations

Circuit labels:

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



Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

10. Condition: • Loose panel

Panel cover missing 3 screws. Obtain proper screws for installation via local hardware store or contact a licensed electrician if needed.

Implication(s): Electric shock | Fire hazard

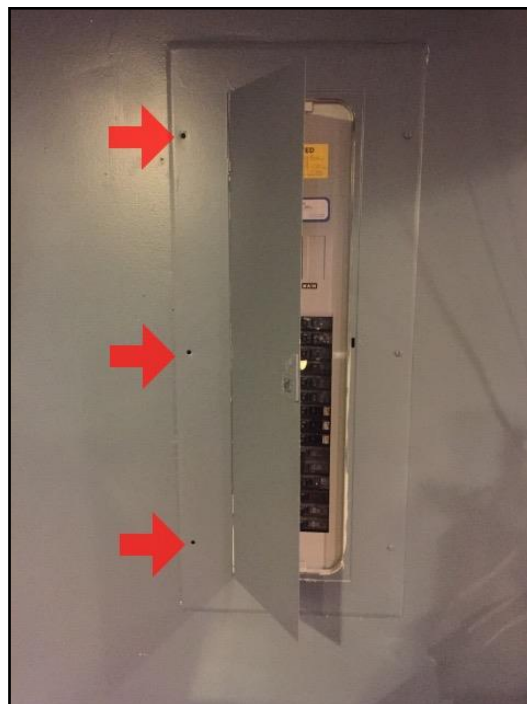
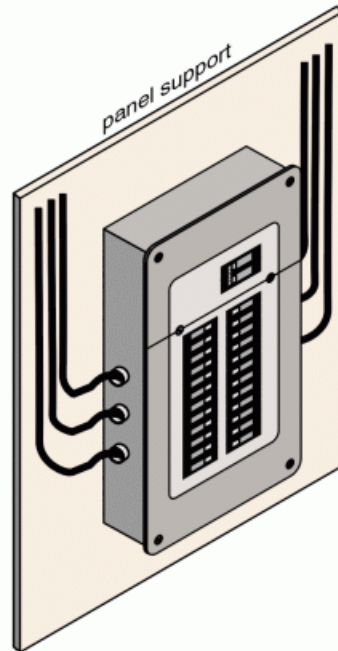
Location: Basement Panel

Task: Improve

Time: If necessary

Securing the panel

the panel should be well secured to its support



DISTRIBUTION SYSTEM \ Lights

11. Condition: • Ceiling fan problems

Could not get fan/light to operate from wall switches. Request demonstration from Seller(s). Contact a licensed electrician if needed.

Implication(s): Reduced comfort

Task: Request demo

Time: If necessary



DISTRIBUTION SYSTEM \ Switches

12. Condition: • Inoperative

Request demonstration from Seller(s) to disclose the function of the following switches: family room, living room and bedrooms. Contact a licensed electrician if needed.

Location: Throughout

Task: Request demo

Time: If necessary

ELECTRICAL

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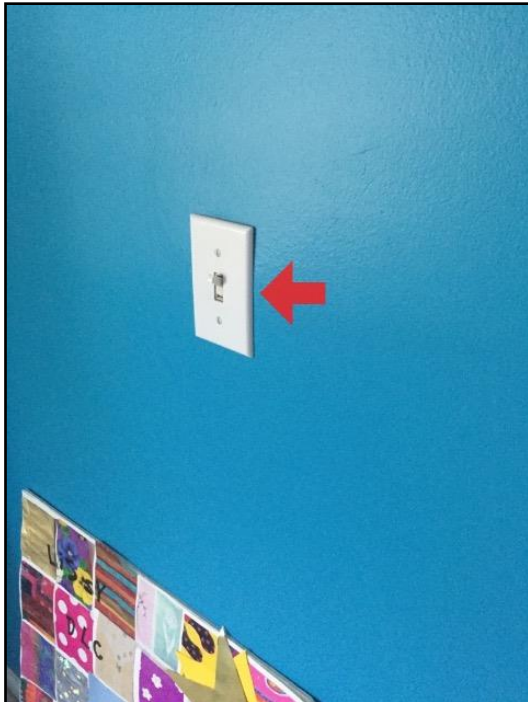
HEATING

COOLING

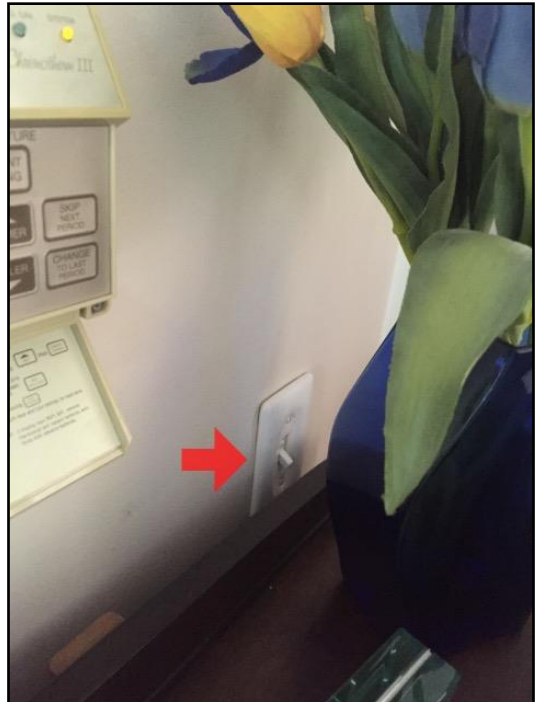
INSULATION

PLUMBING

INTERIOR



Bedroom



Living Room



Family Room



Master bedroom



Living Room



Bedroom

DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • GFI test faulty

Contact a licensed electrician

Implication(s): Electric shock

Location: Bathroom

Task: Repair or replace

Time: Immediate



DISTRIBUTION SYSTEM \ Cover plates

14. Condition: • Missing

Contact a licensed electrician

Implication(s): Electric shock

Task: Provide
Time: immediate



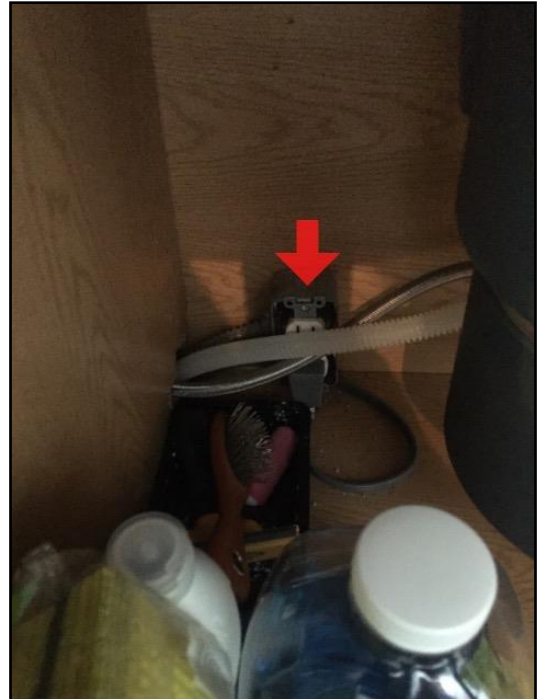
Laundry Room



Garage



Garage



Under Kitchen Sink

DISTRIBUTION SYSTEM \ Smoke detectors

15. Condition: • Always ensure working smoke detectors are present at each floor level. It is recommended that a dual ionized and Photoelectric type be used as Ionized rapidly detects fire and Photoelectric rapidly detects smoke. Smoke

detectors typically last between 5 and 10 years.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

16. Condition: • Always ensure working carbon monoxide detectors are present at each floor level. Carbon monoxide detectors typically last between 5 and 7 years.

Description

Fuel/energy source: • Gas

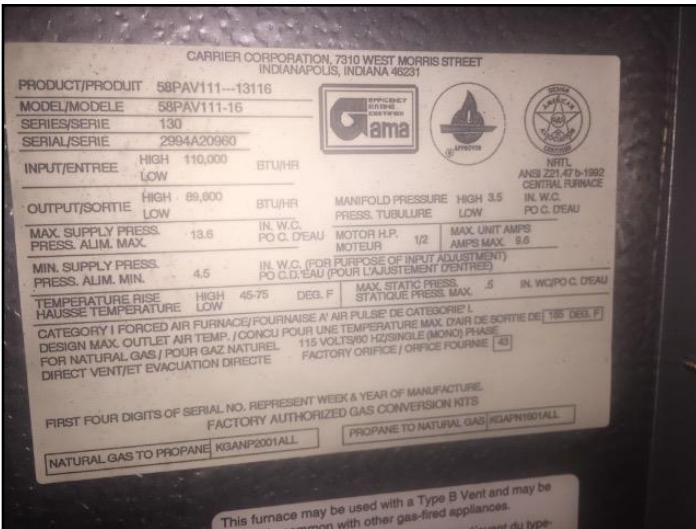
System type: • Furnace

Furnace manufacturer:

• Carrier

Manufactured: July 1994

Model number: 58PAV11116 Serial number: 2994A20960



Heat distribution: • Ducts and registers

Approximate capacity: • 110,000 BTU/hr

Efficiency: • Mid-efficiency

Exhaust venting method: • Induced draft

Approximate age: • 21 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter

Meter is located on the north east exterior wall

Failure probability: • High

Chimney/vent: • Metal

Chimney liner: • Metal

Combustion air source: • Interior of building

Humidifiers: • Drum type

Limitations

Heat exchanger: • Not visible

Recommendations

General

17. • Recommend servicing the furnace annually in the Fall. Contact a licensed HVAC professional.

GAS FURNACE \ Life expectancy

18. **Condition:** • Near end of life expectancy

Start budgeting for its replacement. Contact a licensed HVAC professional.

Implication(s): Equipment failure | No heat for building

GAS FURNACE \ Venting system

19. **Condition:** • Rust, dirty, obstructed

Observed condensation on the attic section of the exhaust ducting. When replacing the furnace, also have the flu evaluated by a licensed HVAC professional.

Location: Attic

Task: Further evaluation



FIREPLACE \ General

20. **Condition:** • Inspect chimney, and sweep, if needed before using

Limited access to chimney flu. Contact a licensed chimney professional to clean and scope before use.

Implication(s): Fire hazard

HEATING

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COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

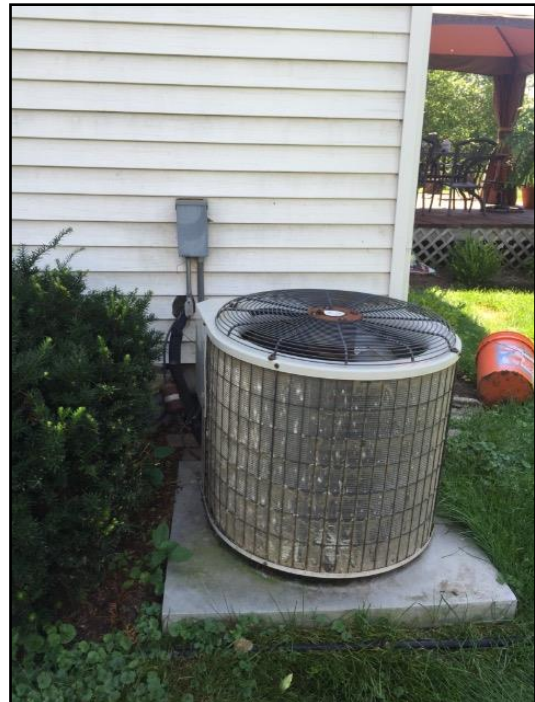
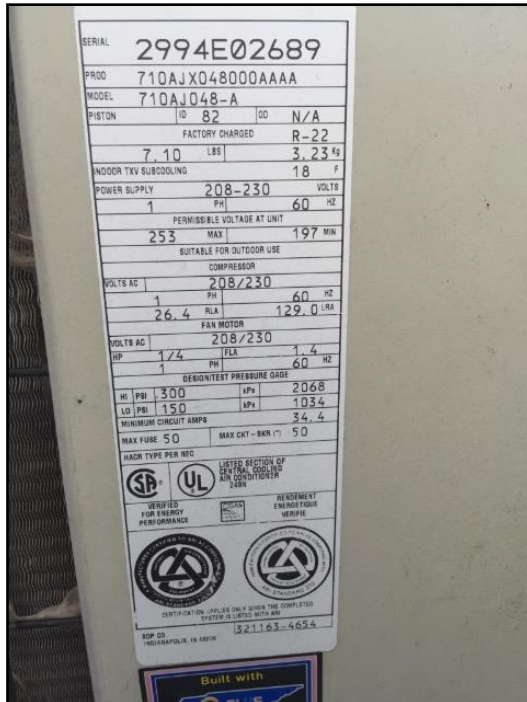
Manufacturer:

• Payne

Max breaker: 50 amp

Manufactured: July 1994

Model number: 710AJ048A Serial number: 2994E02689



Cooling capacity: • 4 Tons

Compressor approximate age: • 21 years

Typical life expectancy: • 15 to 20 years

Failure probability: • High

Recommendations

General

21. • Recommend servicing the A/C unit annually in the Spring. Contact a licensed HVAC professional.

AIR CONDITIONING \ Life expectancy

22. **Condition:** • Near end of life expectancy

Start budgeting for its replacement. Contact a licensed HVAC professional.

Implication(s): Equipment failure | Reduced comfort

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof ventilation: • Soffit vent • Ridge vent

Attic/roof air/vapor barrier: • Kraft paper

Mechanical ventilation system for home: • None

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Description

Water supply source: • Public

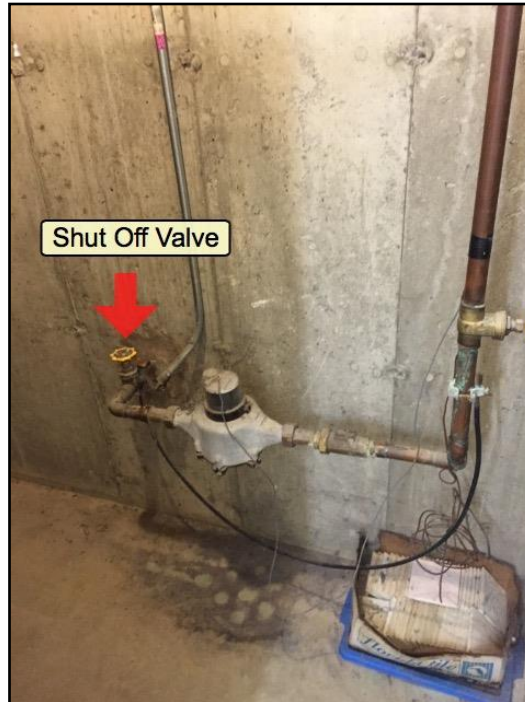
Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Meter

Meter is located in the basement on the northeast wall



Water heater fuel/energy source: • Gas

Water heater type: • Conventional

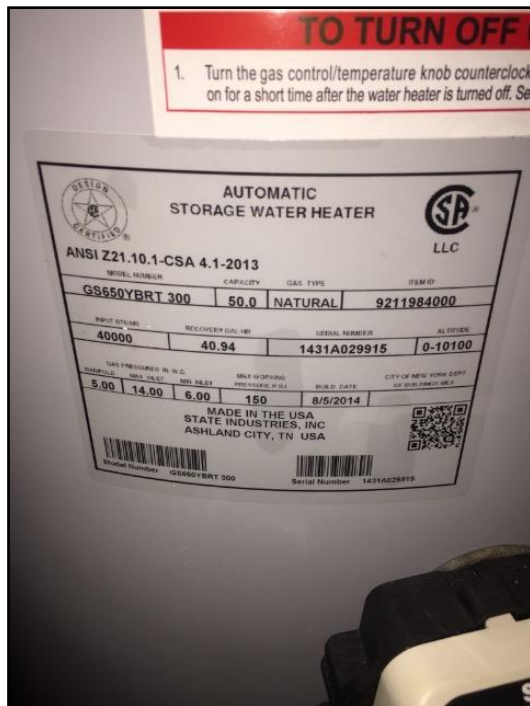
Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• State

Manufactured: August 2014

Model number: GS650YBRT 300 Serial number: 1431A029915



Tank capacity: • 50 gallons

Water heater approximate age: • 1 year

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • PVC plastic

Pumps:

- Solid waste pump (ejector pump)

Located in the utility room

PLUMBING

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- Sump pump
Northwest closet

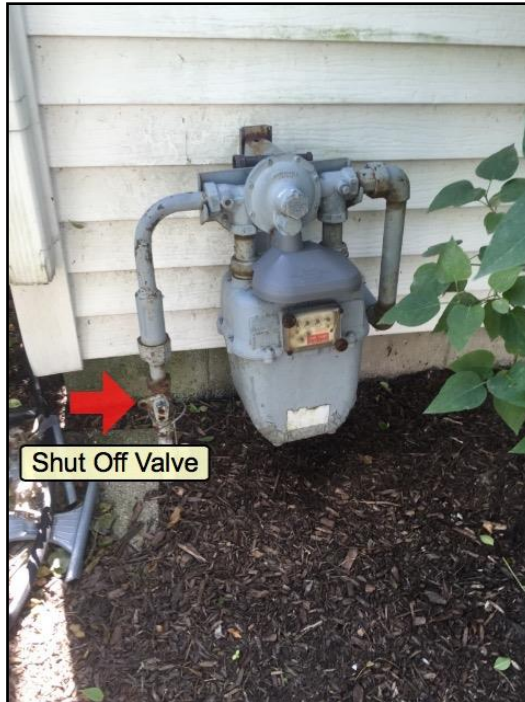


Floor drain location: • Near heating system

Main fuel shut off valve at the:

- Gas meter

Located on the north exterior wall



Recommendations

WATER HEATER \ Temperature/pressure relief valve

23. Condition: • Water temperature is currently 122 degrees. For child safety, set water temperature to 110 degrees.

Task: Improve

Time: If necessary



WASTE PLUMBING \ Traps - installation

24. Condition: • Nonstandard shape or material

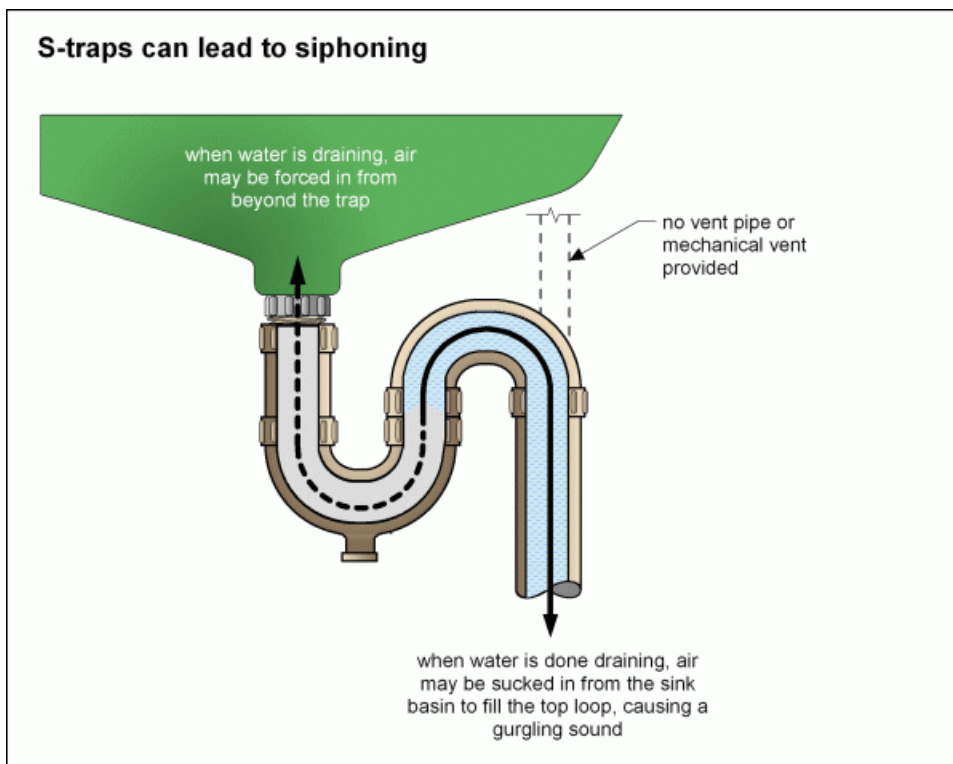
Corrugated piping under bathroom sink is a breeding place for bacteria. Recommend upgrading to proper material. Contact licensed plumber.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Second Floor Bathroom

Task: Improve

Time: If necessary





FIXTURES AND FAUCETS \ Basin, sink and laundry tub

25. Condition: • Loose

Contact a licensed plumber

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Basement Laundry Area

Task: Improve

Time: If necessary



FIXTURES AND FAUCETS \ Faucet

26. Condition: • Drip, leak

Contact a licensed plumber

Location: Second Floor Bathroom

Task: Repair or replace

Time: If necessary



INTERIOR

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Description

Major wall and ceiling finishes: • Gypsum board

Windows: • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material:

• Hinged

• Sliding glass

Back yard exterior

• Metal

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • Vented to outside

Kitchen ventilation: • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Floor Rug

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Recommendations

WINDOWS \ Glass (glazing)

27. Condition: • Lost seal on double or triple glazing

Contact a licensed window professional

Implication(s): Cosmetic defects

Location: Second Floor Bedroom

Task: Replace

Time: If necessary



WINDOWS \ Hardware

28. Condition: • Broken

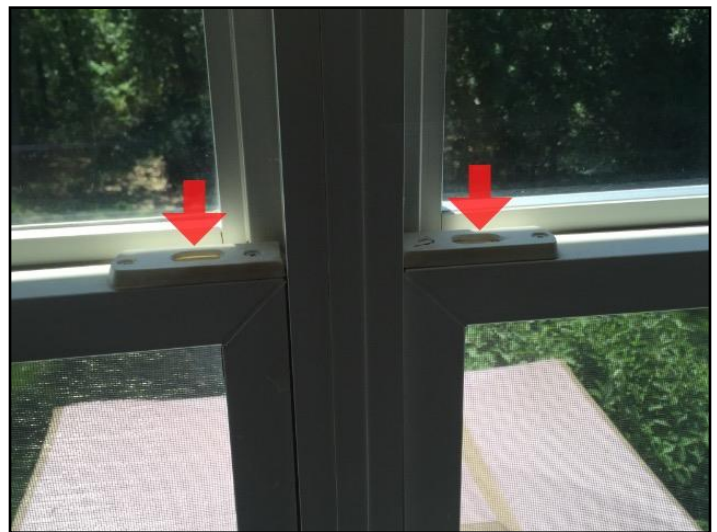
Window sash tilt latches are broken throughout (i.e., master bathroom, dining room, living room). Contact a licensed window professional.

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Throughout

Task: Repair

Time: If necessary





WINDOWS \ Storms and screens

29. Condition: • Holes

Screens may be repaired at local hardware store, or contact a licensed window professional if needed

Implication(s): Cosmetic defects | Chance of pests entering building

Location: First Floor Dining Room

Task: Repair

Time: If necessary



INTERIOR

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30. Condition: • Missing

Ask Seller(s) to provide window screens, if they are on the property. Contact a licensed window specialist if needed.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Task: Provide

Time: If necessary



Front living Room



Kitchen

DOORS \ Doors and frames

31. Condition: • Damage

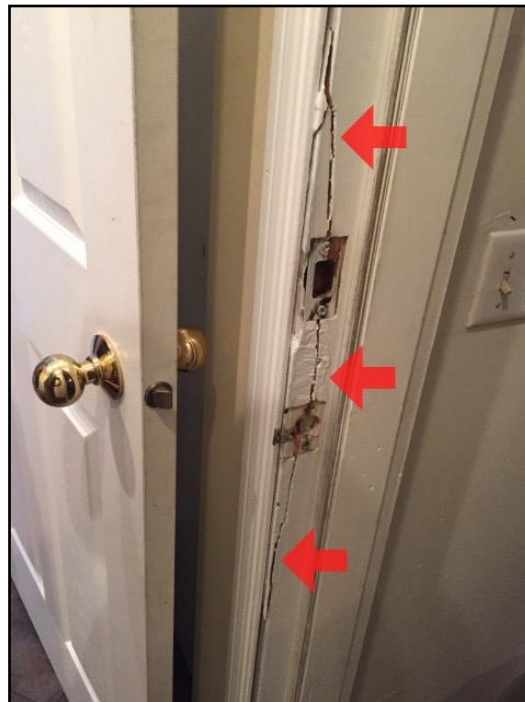
Contact a licensed carpenter.

Implication(s): Cosmetic defects

Location: Garage

Task: Replace

Time: If necessary



32. Condition: • Stiff

Contact a licensed carpenter

Implication(s): Reduced operability

Location: Basement

Task: Improve

Time: If necessary



DOORS \ Hardware

33. Condition: • Missing

Contact a licensed carpenter

Implication(s): System inoperative or difficult to operate

Location: First Floor Hall

Task: Provide

Time: If necessary



34. Condition: • Latch not effective on exterior door

Contact a licensed carpenter

Implication(s): Poor security

Location: First Floor

Task: Improve

Time: If necessary



DOORS \ Storms and screens

35. Condition: • Loose

Storm door is not self closing and needs to be properly aligned. Contact a licensed carpenter.

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

Location: Front

Task: Repair or replace

Time: If necessary



CARPENTRY \ Countertops

36. Condition: • Entire top loose

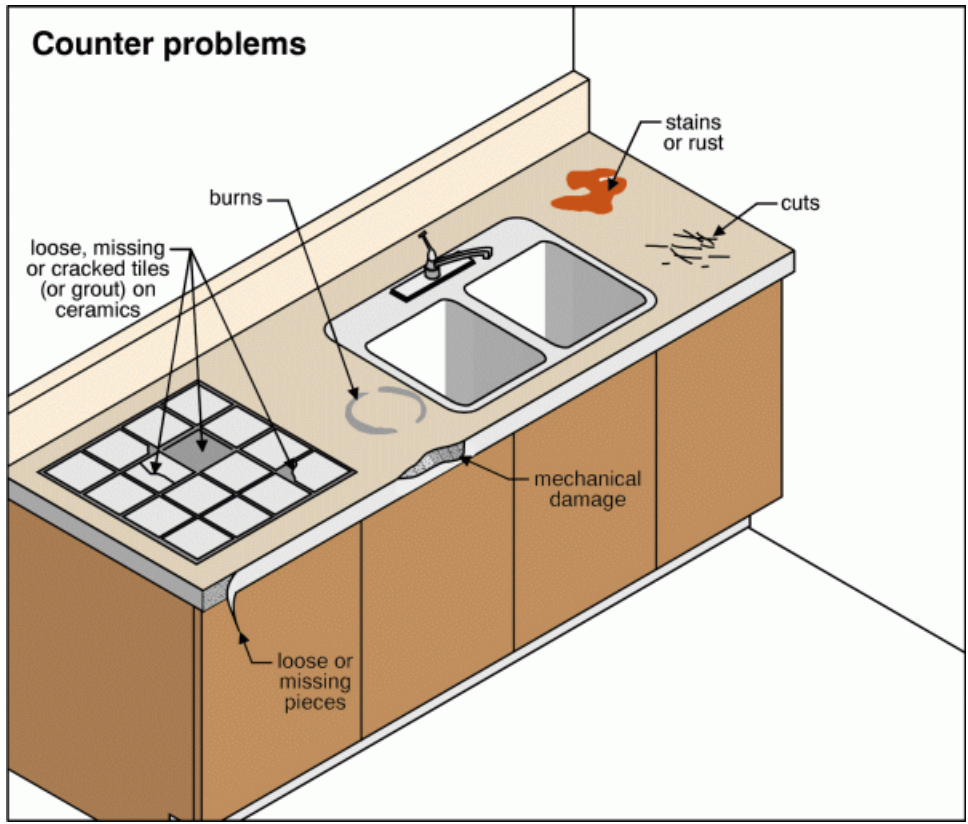
Contact a licensed carpenter

Implication(s): Cosmetic defects

Location: Basement Laundry Area

Task: Improve

Time: If necessary



STAIRS \ Handrails

37. Condition: • Missing

Contact a licensed carpenter

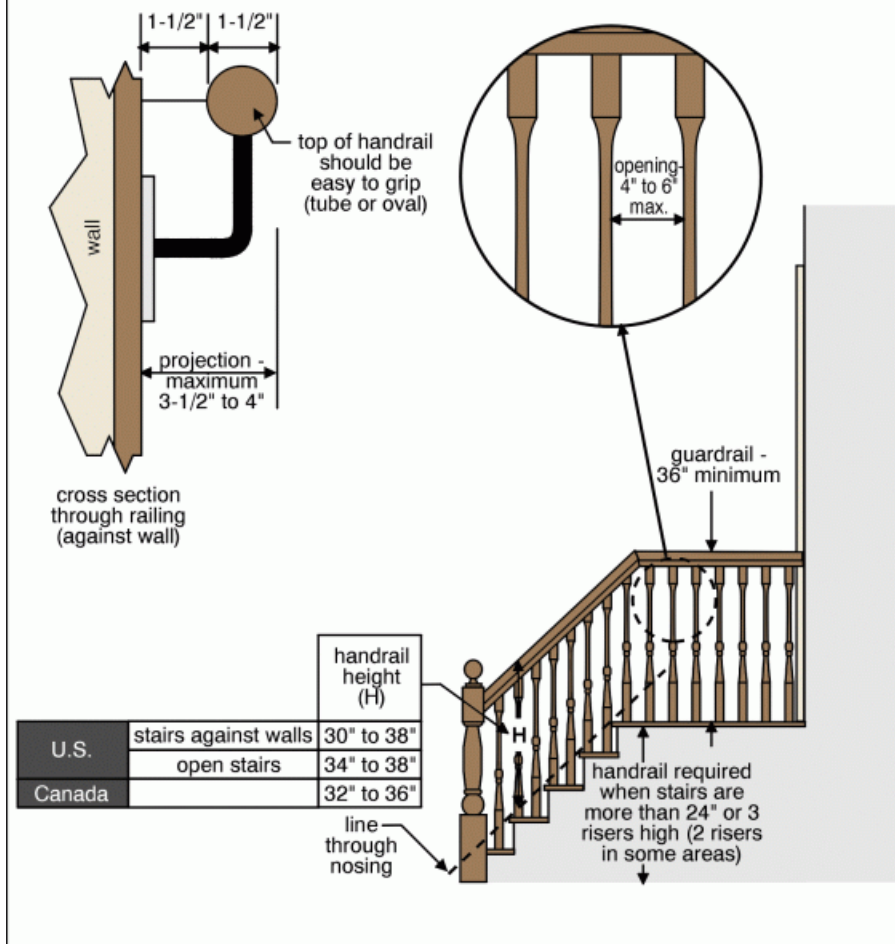
Implication(s): Fall hazard

Location: Basement to First Floor

Task: Provide

Time: If necessary

Handrails and guards





STAIRS \ Guardrails

38. Condition: • Loose

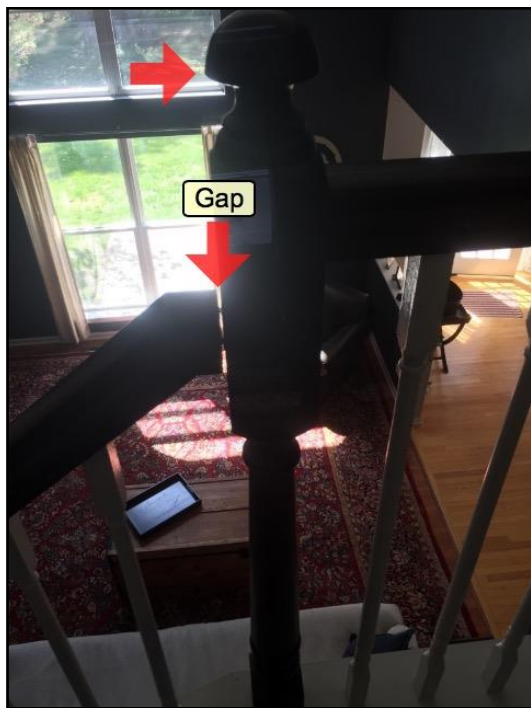
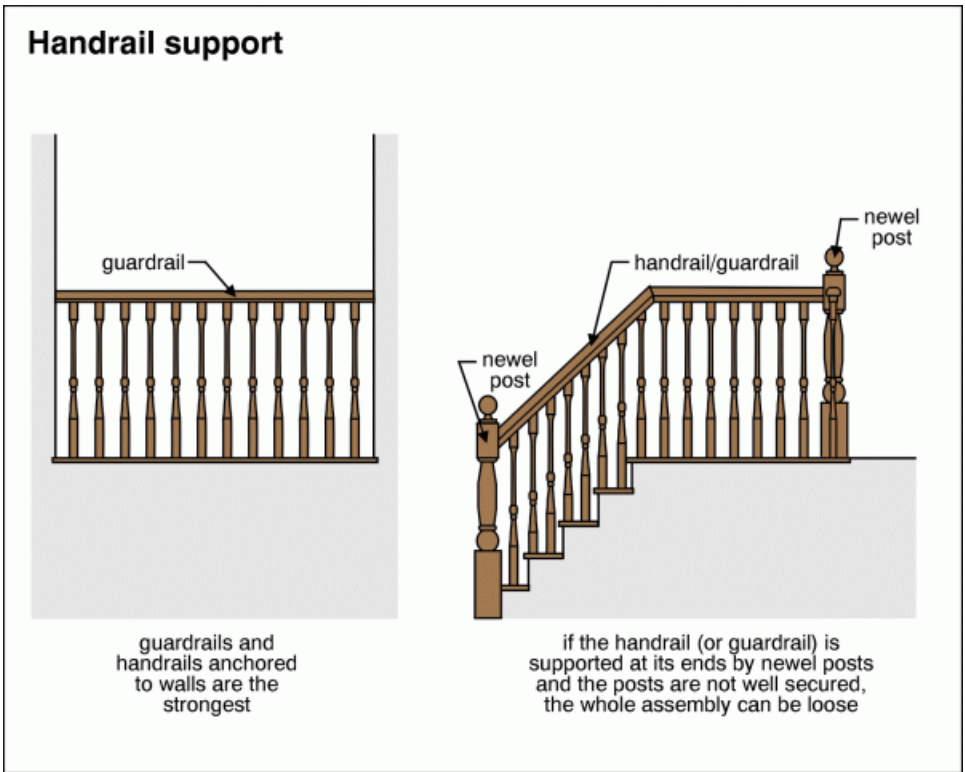
Gap between the post and handrail. Movement when lateral pressure was applied. Contact a licensed stair professional.

Implication(s): Fall hazard

Location: Second Floor

Task: Repair

Time: Immediate



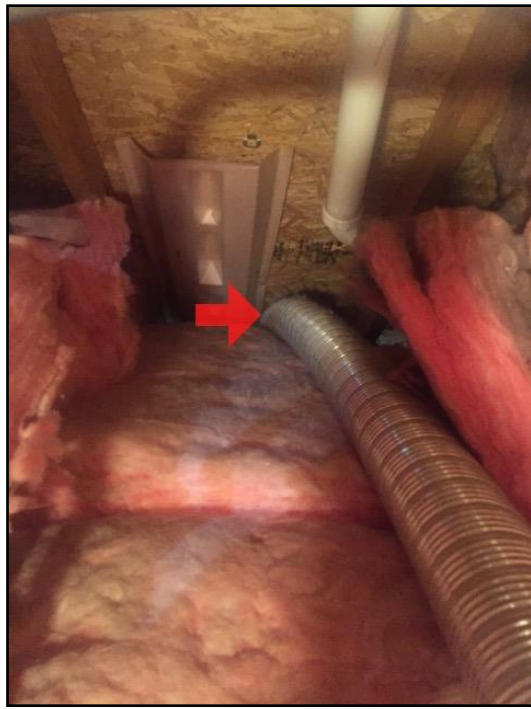
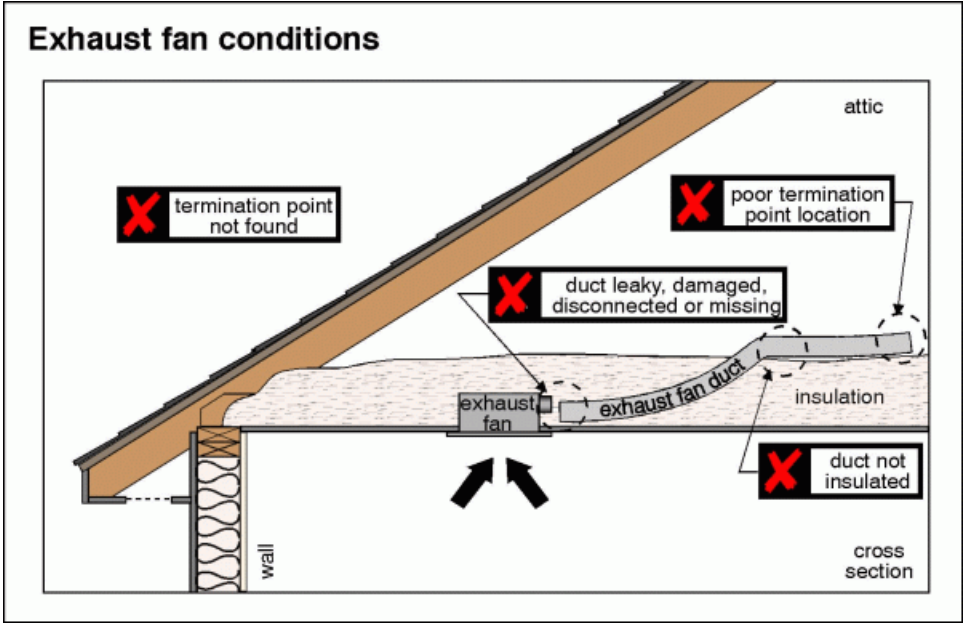
EXHAUST FANS \ Exhaust duct

39. Condition: • Poor termination location

Bathroom exhaust fan ducting is terminating into the soffit vent. It should exhaust directly outside through a damper. Contact a licensed HVAC professional.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic
Task: Improve
Time: If necessary



APPLIANCES \ Oven

40. Condition: • Anti-tipping device missing
 Safety hazard for children. Contact a licensed appliance professional.

Implication(s): Physical injury

Location: Kitchen

Task: Correct

Time: Immediate



APPLIANCES \ Dishwasher

41. Condition: • Backflow prevention missing

Newer dishwashers sometimes have a backflow preventer loop built into the system. Inspector was not able to verify a backflow preventer built into the dishwasher itself but was able to verify that one was not installed under the kitchen sink. Contact a licensed appliance professional.

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Provide

Time: If necessary



END OF REPORT