



# Inspection Report

**Any Name**

**Property Address:**  
123 Main Street  
Anytown IL 60000



**Fine Home Inspection**

**Jay Gorecki 2330 450.003311**



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General Summary

<b>Date:</b> 4/11/2013	<b>Time:</b> 08:30 AM	<b>Report ID:</b> 0411201301
<b>Property:</b> 123 Main Street Anytown IL 60000	<b>Customer:</b> Any Name	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent 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.

**In Attendance:**  
Vacant (inspector only)

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
Over 25 Years

**Temperature:**  
Below 60

**Weather:**  
Light Rain

**Ground/Soil surface condition:**  
Wet

**Rain in last 3 days:**  
Yes

**I. STRUCTURAL SYSTEMS**

**Styles & Materials**

**Viewed roof covering from:**

Ground  
Ladder  
Binoculars

**Method used to observe attic:**

Walked

**Attic info:**

Storage

**Operable Fireplaces:**

None

**Roof Ventilation:**

Gable vents  
Soffit Vents

**Roof Structure:**

2 X 6 Rafters

**Method used to observe Crawlspace:**

No crawlspace

**Roof Covering:**

3-Tab fiberglass

**Attic Insulation:**

None

**Chimney (exterior):**

Brick

**Items**

**A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)**

**Comments:** Inspected

**B. Columns and Piers**

**Comments:** Inspected

**C. Grading and Drainage**

**Comments:** Inspected

**D. Roof Covering (If the roof is inaccessible, report the method used to inspect)**

**Comments:** Inspected, Repair or Replace

The roof covering is nearing the end of its life cycle at the "entire roof". Recommend on budget for a roof replacement in the next 5 years. A qualified contractor should inspect and repair as needed.



D. Picture 1



D. Picture 2

**E. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)**

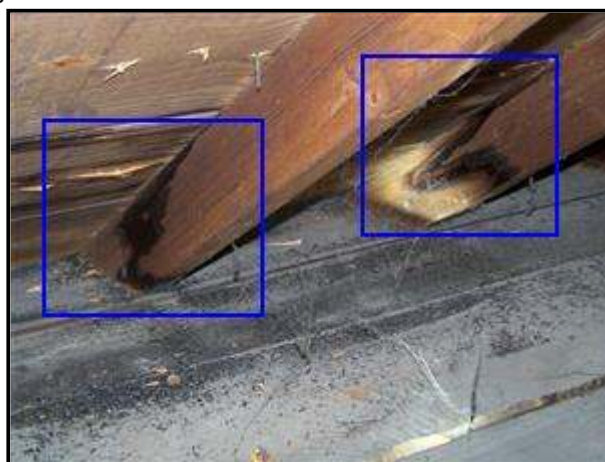
**Comments:** Inspected

(1) The roof sheathing is somewhat deteriorated or soft at the chimney. The leak appears corrected. It is not cost effective to perform repairs until the next roof. Maintenance caulking at chimney flashing will be needed periodically.



E. Picture 1

(2) Stains on the roof trusses observed in attic. Tested with moisture meter for possible moisture -dry at inspection time. This is for your information.



E. Picture 2

**F. Walls (Interior and Exterior)**

**Comments:** Inspected, Repair or Replace

(1) The plaster on the wall and ceiling has several cracks throughout home. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Picture 1



F. Picture 2

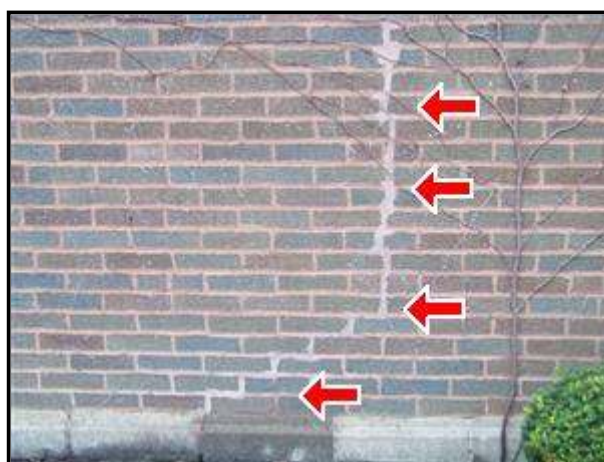


F. Picture 3



F. Picture 4

(2) Visual repair to the exterior wall (north side). No apparent problem was found. This is for your information.



F. Picture 5

(3) The paint on eave, fascia and door/window trim is failing. Some rooted wood need to be replaced. I recommend prep and paint at the exterior in areas. Qualified person should perform the job.



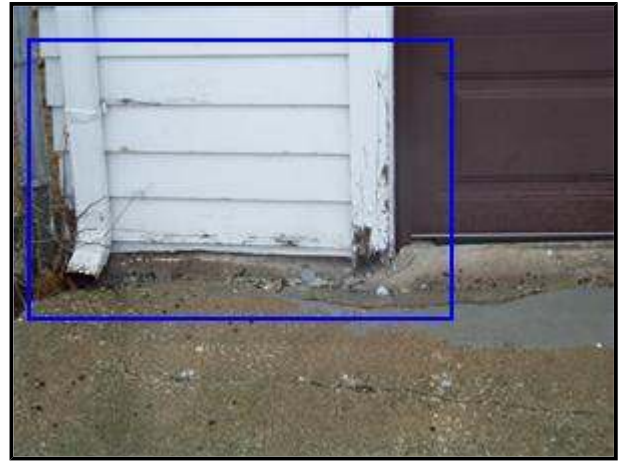
F. Picture 6



F. Picture 7

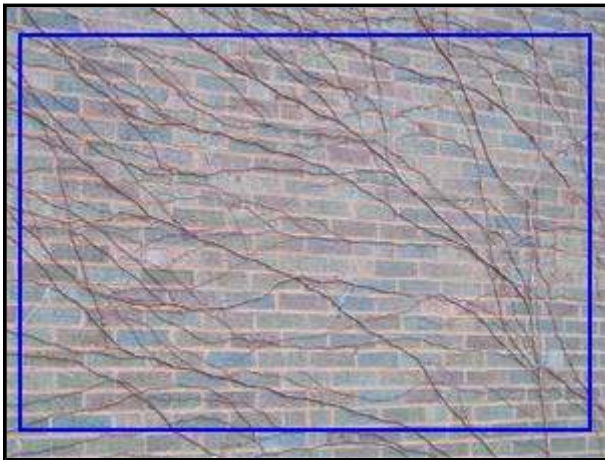


F. Picture 8



F. Picture 9

(4) Vines on the wall (north side of home) should be removed to prevent damage to the mortar. Qualified person should perform the job.



F. Picture 10



F. Picture 11

(5) Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



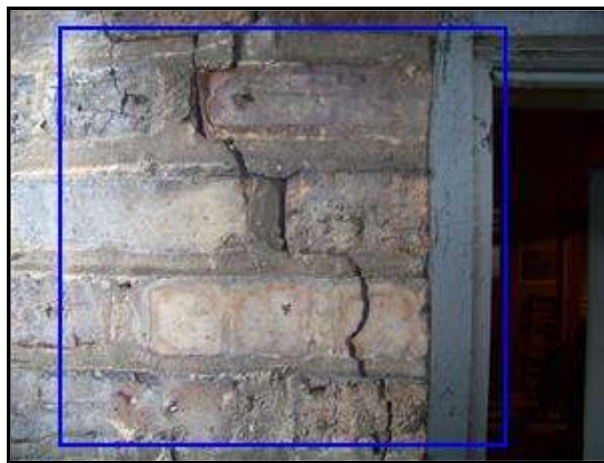
F. Picture 12

(6) The Tile surround at shower on the wall missing silicone caulk at inside corners and at shower pan (floor) perimeter, also tile is peeling in areas. Water is entering behind covering and needs correcting at the lower level bath. A qualified person should repair or replace as needed.



F. Picture 13

(7) Cracked brick wall next to basement entry. Repairs are needed. Qualified person should perform the job.



F. Picture 14

(8) Separation on the wall at the main floor bathroom should be repaired using qualified person.



F. Picture 15

**G. Ceilings and Floors**

**Comments:** Inspected

(1) Possible asbestos floor tile in basement. Recommended contact a licensed asbestos inspector. This professional will perform a thorough inspection to determine the location of all asbestos-containing materials, as well as offer advice about abatement procedures and how the asbestos materials should be removed or contained.

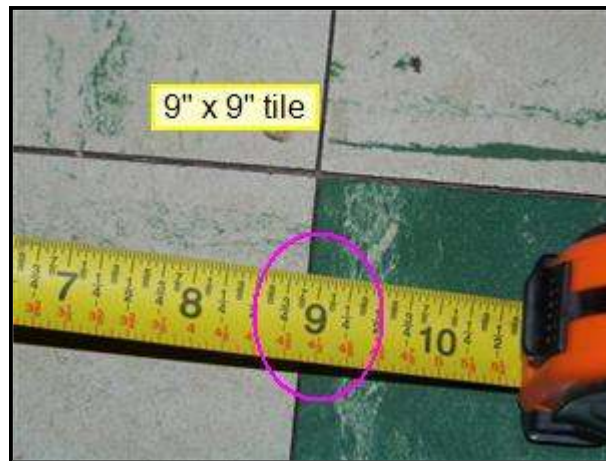




G. Picture 1



G. Picture 2



G. Picture 3

(2) I recommend silicone caulk along perimeter of tub and wall surround at main bath.



G. Picture 4

**H. Doors (Interior and Exterior)**

**Comments:** Inspected

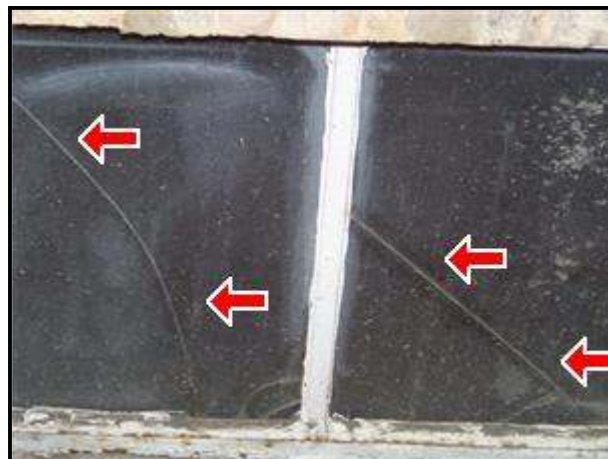
**I. Windows**

**Comments:** Inspected, Repair or Replace

Two windows cracked at glass pane at the Utility room. Cracked glass should be replaced to prevent injury or damage. A qualified person should repair or replace as needed.



I. Picture 1



I. Picture 2

**J. Fireplace / Chimney**

**Comments:** Inspected, Repair or Replace

(1) Tuck pointing is needed at the chimney and exterior walls in areas. Qualified contractor should perform the job.



J. Picture 1



J. Picture 2



J. Picture 3



J. Picture 4



J. Picture 5

(2) TV antenna should be removed from chimney to increase stability to the structure. Qualified person should complete the job.



J. Picture 6

**K. Driveway, Garage**

**Comments:** Inspected, Repair or Replace

The concrete floor of garage and driveway is cracked and damaged in areas. Potential trip and fall hazard due to uneven cracks in the surface. Further settlement may occur. Recommended qualified contractor to inspect future and repair as needed.



K. Picture 1



K. Picture 2

**L. Other**

**Comments:** Inspected, Repair or Replace

(1) The hand/guard rail for the attic stairs is missing also baluster in the attic should be installed. A fall or injury could occur if not corrected. A handrail and baluster should be installed for safety A qualified contractor should perform the work.

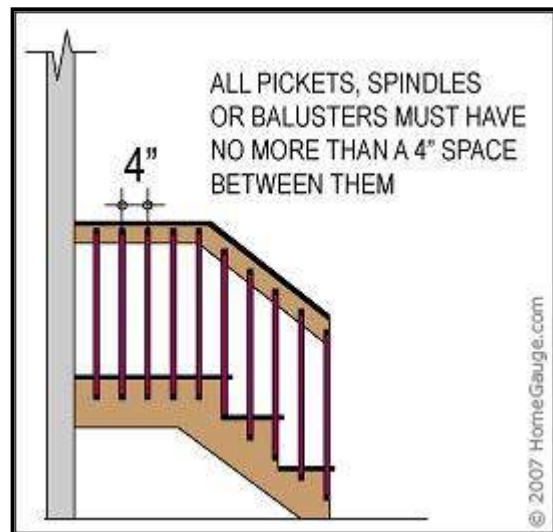


L. Picture 1

(2) The stairs to basement does not have a guard rail with proper picket spacing. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.

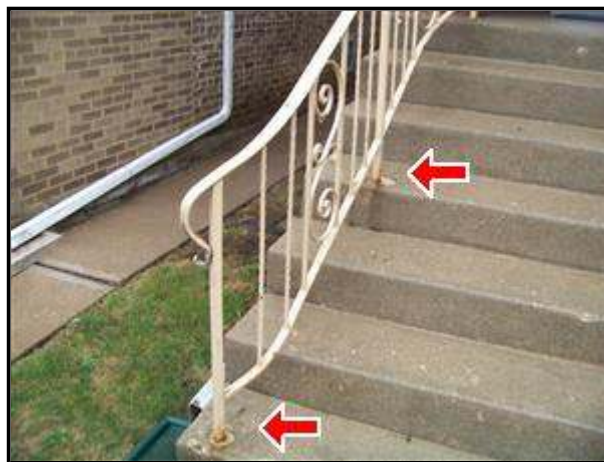


L. Picture 2



L. Picture 3

(3) The balusters on the guard rail at the front entry are rusted and shows paint failing or peeling. Further deterioration can occur if not prepped and sealed or painted. A qualified person should repair or replace as needed.



L. Picture 4

(4) Fence is old and unstable, damaged in areas, repairs are needed using qualified contractor.



L. Picture 5

## II. ELECTRICAL SYSTEMS

### Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Branch wire 15 and 20 AMP:**

Copper  
Aluminum

**Panel Capacity:**

100 AMP

**Panel Type:**

Circuit breakers

### Items

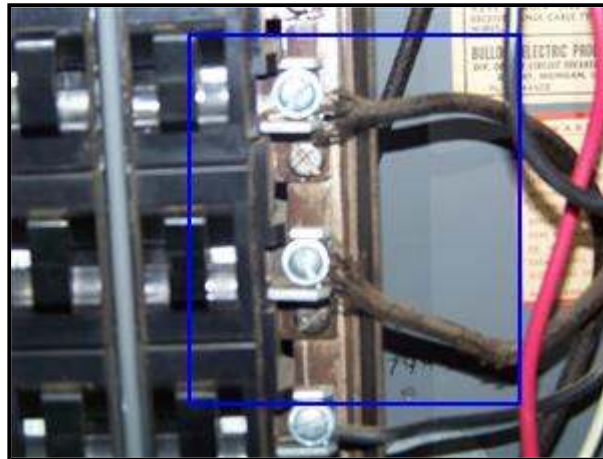
**A. Service Entrance and Panels**

**Comments:** Inspected

**B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)**

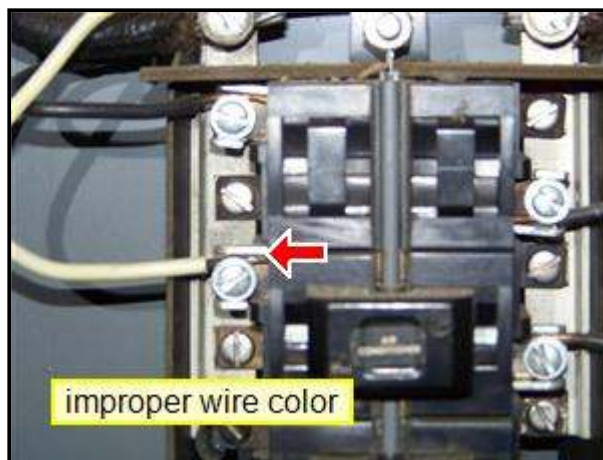
**Comments:** Inspected, Repair or Replace

(1) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



B. Picture 1

(2) Problem(s) discovered with Branch Circuits such as aluminum branch wiring, improper wiring (with wire connected to a breaker), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



B. Picture 2

(3) "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



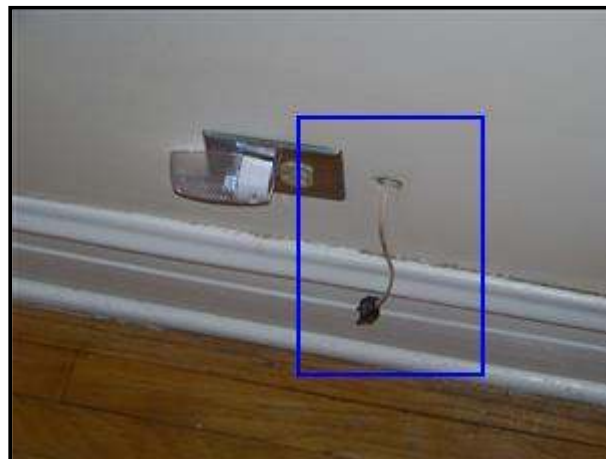
B. Picture 3

(4) "two-prong" outlets are outdated and not a three-prong outlets in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



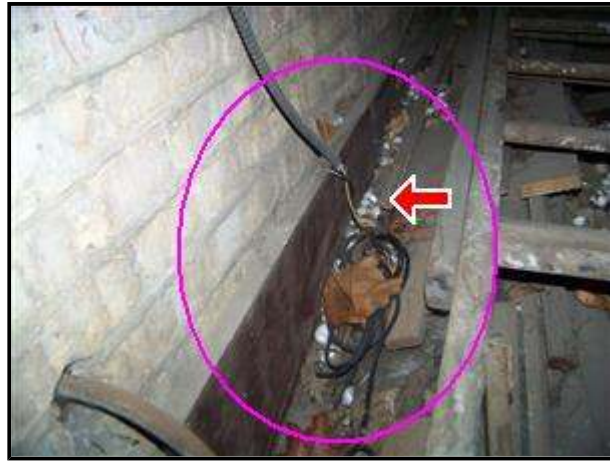
B. Picture 4

(5) The outside outlet is using an extension cord as permanent wiring, and needs to be properly wired or removed.



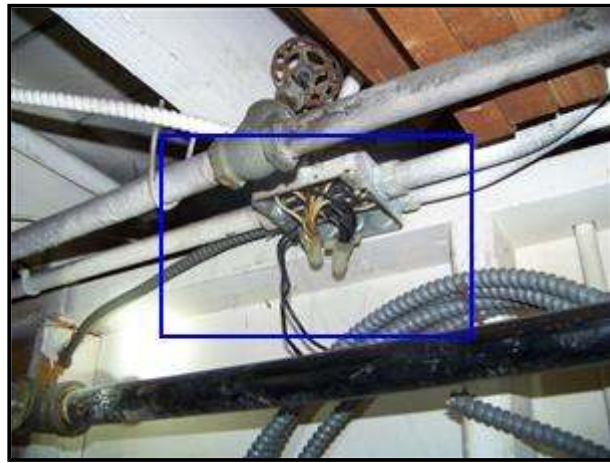
B. Picture 5

(6) Live loose wire found outside the home (below sun room) Wire should be properly secured if the purpose is exterior outlet should be GFCI with exterior cover or if purpose unknown wire should be removed. Licensed electrician should perform the job.



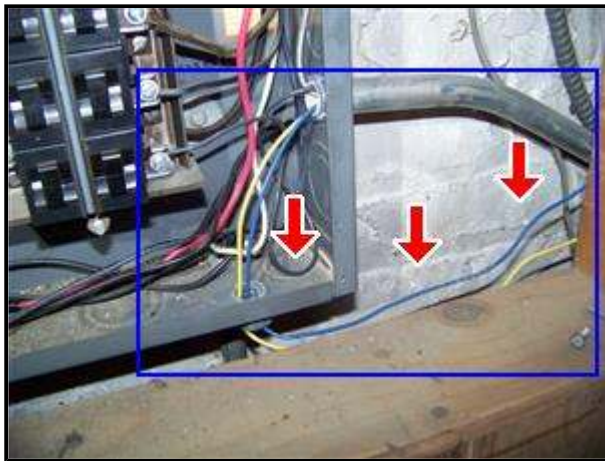
B. Picture 6

(7) junction box needs a cover-plate in the basement. I recommend repair as needed.



B. Picture 7

(8) Loose wires traveling through out the main electrical panel should be placed inside EMT pipe. Licensed electrician should perform the job.



B. Picture 8



B. Picture 9

(9) Push-matic brakers found in main electrical panel. Recommended upgrade electrical panel to newer one. Licensed electrician should perform the job.





B. Picture 10

(10) The wall switch has note "do not touch" purpose is unknown (could not identify) at the basement. Further inspection is needed by a qualified licensed electrical contractor.



B. Picture 11

(11) Recommended installation of electrical outlets in the kitchen, bathrooms and rooms for convince. Licensed electrician should perform the job.

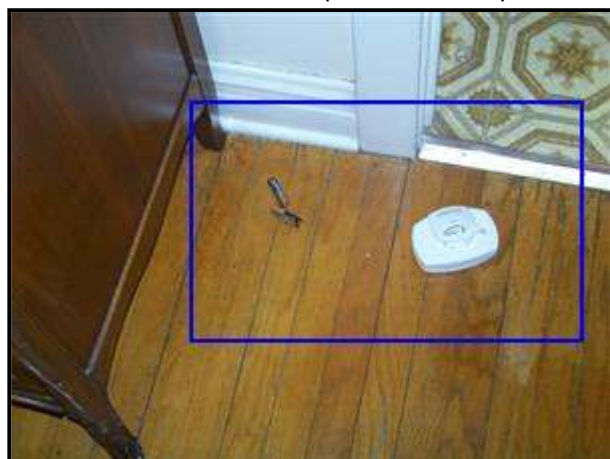
(12) All loose wires and BX conducts should be replaced with EMT pipe due to local codes in basement and attic. Licensed electrician should perform the job.

(13) All light fixtures in the attic should have enclosed light fixtures for a safety reason. Licensed electrician should perform the job.

**C. Smoke Detector**

**Comments:** Inspected, Repair or Replace

The smoke detector has been disconnected intentionally at the bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. It is recommended that one be installed according to the manufacturer's instructions. Qualified person should perform the job.



C. Picture 1

**D. Carbon Monoxide Detector**

**Comments:** Inspected

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Styles & Materials

**Type and Energy Source:**

Circulating boiler

**Heat System Brand:**

WEIL MCLEAN

**Energy Source:**

Gas

**Number of Heat Systems (excluding wood):**

One

**Central Air Manufacturer:**

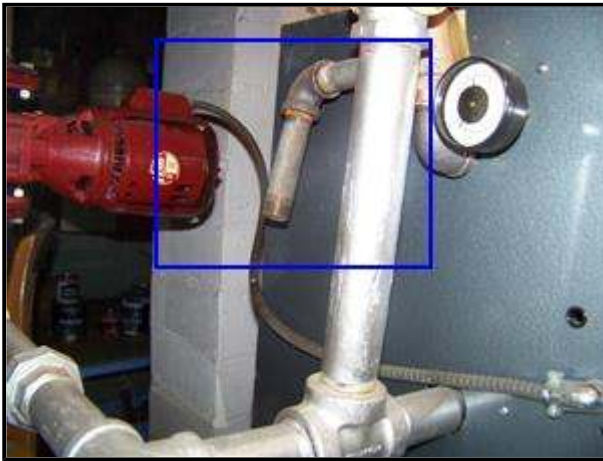
NONE

#### Items

#### A. Heating Equipment

**Comments:** Inspected, Repair or Replace

The T&P (Test and Pressure) valve on boiler needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Also safety door should be properly installed. I recommend repair by a qualified person.



A. Picture 1



A. Picture 2

#### B. Cooling Equipment

**Comments:** Not Present

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

**IV. PLUMBING SYSTEM**

**Styles & Materials**

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
Galvanized (old)

**Plumbing Water Distribution (inside home):**  
Galvanized

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
50 Gallon (2-3 people)

**Water Heater Location:**  
Utility Room

**Items**

**A. Water Supply System and Fixtures**

**Comments:** Inspected

The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



A. Picture 1

**B. Drains, Waste, Vents**

**Comments:** Inspected, Repair or Replace

The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent in the basement and under the kitchen sink. A s-trap can sometimes gurgle (struggling for air when draining water), or if not used for long periods can evaporate the water in the trap and cause sewer odors to leak out. A s-trap can sometimes lose the water in the trap through a pressure drop in the sewage system (outside the house). A qualified licensed plumber should repair or correct as needed.



B. Picture 1



B. Picture 2

**C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)**

**Comments:** Inspected

**D. Sump Pump**

**Comments:** Inspected, Repair or Replace

(1) Sump pump is rusted and replacement is needed. Qualified person should perform the job.



D. Picture 1

(2) The container for sump pump does not work or is non-functional (heavy rain before inspection). This installation does not appear adequate (no visual drain tile). I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



D. Picture 2



D. Picture 3

**E. Main Water Shut Off (Describe Location)**

**Comments:** Inspected

The main shut off is the knob located in the basement. This is for your information.

**F. Main Fuel Shut Off (Describe Location)**

**Comments:** Inspected

The main fuel shut off is at gas meter in basement

**V. APPLIANCES****Items****B. Food Waste Disposer**

**Comments:** Not Present

**D. Ranges/Ovens/Cooktops**

**Comments:** Inspected

**E. Microwave Cooking Equipment**

**Comments:** Inspected

**F. Trash Compactor**

**Comments:** Not Present

**G. Bathroom Exhaust Fans and/or Heaters**

**Comments:** Inspected, Repair or Replace

The Exhaust fan is noisy at the lower level bath. A qualified person should repair or replace as needed.



G. Picture 1

**H. Whole House Vacuum Systems**

**Comments:** Not Present

**I. Garage Door Operators (Report whether door reverses when met with resistance)**

**Comments:** Inspected

**J. Dryer Vents**

**Comments:** Inspected

Dryer vent is damaged outside. Recommended repair/replace as needed.



J. Picture 1

## General Summary



### Fine Home Inspection

#### Customer

Any Name

#### Address

123 Main Street  
Anytown IL 60000

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.

### I. STRUCTURAL SYSTEMS

#### D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

##### Inspected, Repair or Replace

The roof covering is nearing the end of its life cycle at the "entire roof". Recommend on budget for a roof replacement in the next 5 years. A qualified contractor should inspect and repair as needed.

#### F. Walls (Interior and Exterior)

##### Inspected, Repair or Replace

(1) The plaster on the wall and ceiling has several cracks throughout home. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

(3) The paint on eave, fascia and door/window trim is failing. Some rooted wood need to be replaced. I recommend prep and paint at the exterior in areas. Qualified person should perform the job.

(4) Vines on the wall (north side of home) should be removed to prevent damage to the mortar. Qualified person should perform the job.

(5) Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

(6) The Tile surround at shower on the wall missing silicone caulk at inside corners and at shower pan (floor) perimeter, also tile is peeling in areas. Water is entering behind covering and needs correcting at the lower level bath. A qualified person should repair or replace as needed.

(7) Cracked brick wall next to basement entry. Repairs are needed. Qualified person should perform the job.

## I. STRUCTURAL SYSTEMS

### G. Ceilings and Floors

#### Inspected

(1) Possible asbestos floor tile in basement. Recommended contact a licensed asbestos inspector. This professional will perform a thorough inspection to determine the location of all asbestos-containing materials, as well as offer advice about abatement procedures and how the asbestos materials should be removed or contained.

(2) I recommend silicone caulk along perimeter of tub and wall surround at main bath.

### I. Windows

#### Inspected, Repair or Replace

Two windows cracked at glass pane at the Utility room. Cracked glass should be replaced to prevent injury or damage. A qualified person should repair or replace as needed.

### J. Fireplace / Chimney

#### Inspected, Repair or Replace

(1) Tuck pointing is needed at the chimney and exterior walls in areas. Qualified contractor should perform the job.

(2) TV antenna should be removed from chimney to increase stability to the structure. Qualified person should complete the job.

### K. Driveway, Garage

#### Inspected, Repair or Replace

The concrete floor of garage and driveway is cracked and damaged in areas. Potential trip and fall hazard due to uneven cracks in the surface. Further settlement may occur. Recommended qualified contractor to inspect future and repair as needed.

### L. Other

#### Inspected, Repair or Replace

(1) The hand/guard rail for the attic stairs is missing also baluster in the attic should be installed. A fall or injury could occur if not corrected. A handrail and baluster should be installed for safety A qualified contractor should perform the work.

(2) The stairs to basement does not have a guard rail with proper picket spacing. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.

(3) The balusters on the guard rail at the front entry are rusted and shows paint failing or peeling. Further deterioration can occur if not prepped and sealed or painted. A qualified person should repair or replace as needed.

(4) Fence is old and unstable, damaged in areas, repairs are needed using qualified contractor.

## II. ELECTRICAL SYSTEMS

### B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

#### Inspected, Repair or Replace

(1) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

(2) Problem(s) discovered with Branch Circuits such as aluminum branch wiring, improper wiring (with the wire connected to a breaker), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

(3) "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor



## II. ELECTRICAL SYSTEMS

should perform repairs that involve wiring.

(4) "two-prong" outlets are outdated and not a three-prong outlets in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

(5) The outside outlet is using an extension cord as permanent wiring, and needs to be properly wired or removed.

(6) Live loose wire found outside the home (below sun room) Wire should be properly secured if the purpose is exterior outlet should be GFCI with exterior cover or if purpose unknown wire should be removed. Licensed electrician should perform the job.

(7) junction box needs a cover-plate in the basement. I recommend repair as needed.

(8) Loose wires traveling through out the main electrical panel should be placed inside EMT pipe. Licensed electrician should perform the job.

(9) Push-matic brakers found in main electrical panel. Recommended upgrade electrical panel to newer one. Licensed electrician should perform the job.

(10) The wall switch has note "do not touch" purpose is unknown (could not identify) at the basement. Further inspection is needed by a qualified licensed electrical contractor.

(11) Recommended installation of electrical outlets in the kitchen, bathrooms and rooms for convince. Licensed electrician should perform the job.

(12) All loose wires and BX conducts should be replaced with EMT pipe due to local codes in basement and attic. Licensed electrician should perform the job.

(13) All light fixtures in the attic should have enclosed light fixtures for a safety reason. Licensed electrician should perform the job.

### C. Smoke Detector

#### Inspected, Repair or Replace

The smoke detector has been disconnected intentionally at the bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. It is recommended that one be installed according to the manufacturer's instructions. Qualified person should perform the job.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### Inspected, Repair or Replace

The T&P (Test and Pressure) valve on boiler needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Also safety door should be properly installed. I recommend repair by a qualified person.

## IV. PLUMBING SYSTEM

### B. Drains, Waste, Vents

#### Inspected, Repair or Replace

The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent in the basement and under the kitchen sink. A s-trap can sometimes gurgle (struggling for air when draining water), or if not used for long periods can evaporate the water in the trap and cause sewer odors to leak out. A s-trap can sometimes lose the water in the trap through a pressure drop in the sewage system (outside the house). A qualified licensed plumber should repair or correct as needed.

### C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)

#### Inspected

### D. Sump Pump

#### Inspected, Repair or Replace

(1) Sump pump is rusted and replacement is needed. Qualified person should perform the job.

(2) The container for sump pump does not work or is non-functional (heavy rain before inspection).

#### IV. PLUMBING SYSTEM

This installation does not appear adequate (no visual drain tile). I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

#### V. APPLIANCES

##### G. Bathroom Exhaust Fans and/or Heaters

###### **Inspected, Repair or Replace**

The Exhaust fan is noisy at the lower level bath. A qualified person should repair or replace as needed.

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Fine Home Inspection