Assurity Home Inspections

Property Inspection Report

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Inspection prepared for: john Doe

Date of Inspection: 12/4/2017 Time: 11:42am

Age of Home: 24 Size: 1500 sq ft

Weather: 56 degrees, overcast

Inspector: Scott Lind

License #450.011845

6 lloyd st, Cary, IL 60013

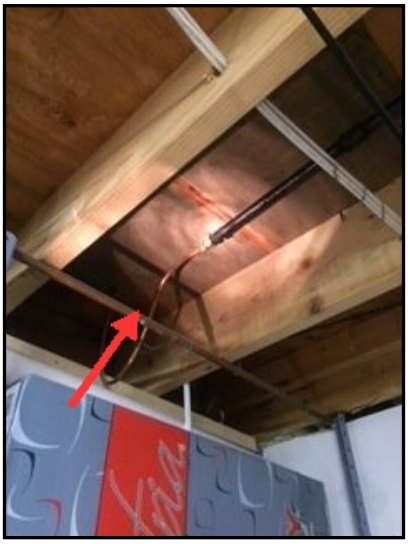
Phone: 847 262 4545

Email: slind@assurityhi.com

assurity
HOME INSPECTIONS

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 2	Stairs & Handrail	• Stair well banister spindle spacing is too wide. Current code calls for a spacing no more than 4 inches apart. This is a hazardous condition for small children
Page 6 Item: 3	Fireplace	• Safety concern: Copper lines carrying gas should be yellow or clearly marked identifying them as gas lines. W/O markings they could be mistaken for waterlines and cut.
		
Heat/AC		

Page 9 Item: 1	Heater Condition	• The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend annual cleaning and inspection by licensed HVAC contactor to ensure safe operation
Garage		
Page 11 Item: 6	Ventilation	• Soffit vents are blocked with insulation.
Attic		
Page 14 Item: 1	Structure	• Firewall to garage has hole in it. This is a fire safety issue that should be repaired by qualified contractor

Grounds		
Page 16 Item: 1	Driveway and Walkway Condition	• Uneven slabs at the driveway.

Page 17 Item: 4	Patio and Porch Deck	• Rim joist has peeling paint. Recommend re painting to prevent deterioration

Page 17 Item: 6	GFCI	• Outdoor receptacles are not GFCI protected, need to be updated.
Basement/Crawlspace		
Page 19 Item: 1	Walls	• Patching observed. Ask owner if prior repairs were done by a qualified contractor, and if the repair carries a warranty
Master Bedroom		
Page 20 Item: 7	Ceiling Condition	• Small stain noted on the ceiling. it tested dry at the time of the inspection.
Family room		
Page 26 Item: 4	Patio Doors	• Sliding door latch did not lock. Recommend having evaluated and or adjusted by qualified carpenter or handyman
living room		
Page 27 Item: 2	Window Condition	• Significant structural rot on window frame. Suggest evaluation by qualified carpenter

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Owner/Client present

2. Home Type

Home Type: Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

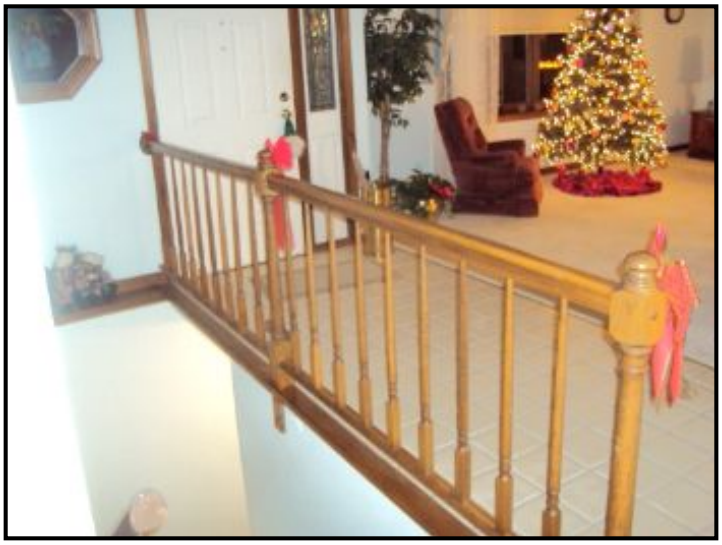
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:
- There is a steel, "fire rated" door to garage
- Sliding door in rear leading to deck/porch

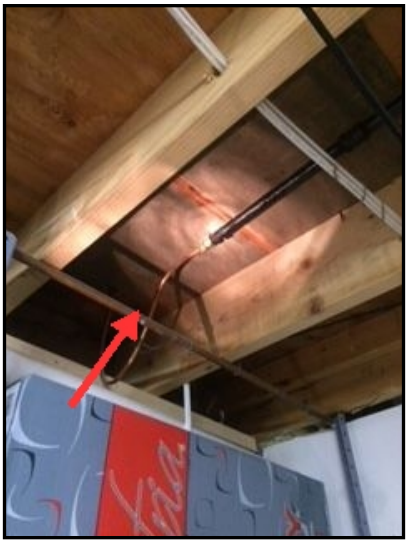
2. Stairs & Handrail

Observations:
- Stair well banister spindle spacing is too wide. Current code calls for a spacing no more than 4 inches apart. This is a hazardous condition for small children



3. Fireplace

Materials: gas line runs from basement
Observations:
- Safety concern: Copper lines carrying gas should be yellow or clearly marked identifying them as gas lines. W/O markings they could be mistaken for waterlines and cut.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
• No deficiencies observed.

2. Counters

Observations:
• Granite tops noted.

3. Dishwasher

Observations:
• Operated.

4. Garbage Disposal

Observations:
• Operated - appeared functional at time of inspection.

5. Microwave

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
• Microwave vent hood vents outside

6. Range/oven combo

Materials: Electric range/ oven combo
Observations:
• All burners functioned normally at time of inspection
• Oven functioned normally at time of inspection

7. Cook top condition

Observations:
• Electric cook top noted.
• All heating elements operated when tested.

8. Vent Condition

Materials: Exterior Vented

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the basement
Materials: Gas fired, forced air.
Observations:
• The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend annual cleaning and inspection by licensed HVAC contactor to ensure safe operation

2. Heater Base

Observations:
• The heater base appears to be functional.

3. Venting

Observations:
• Masonry lined chimney noted.

4. Gas Valves

Observations:
• No gas line drip leg at furnace. Have licensed HVAC technician evaluate and correct.

no drip leg at furnace

5. Refrigerant Lines

Observations:
• Suction line hanger has worn through insulation. Over time it may wear through suction line. Recommend patching insulation.

6. AC Compress Condition

Compressor Type: 30 amp breaker at service panel
Location: The compressor is located on the exterior west.
Observations:
• Appeared functional at the time of inspection.
• Could not test A/C unit. A/C compressors should NOT be tested when the outdoor temperature is below 65 degrees F. or when electrical power has been on for less than 12- 24 hours. Damage can be done to the compressor.
• The AC unit is approaching the end of its designed useful life. Recommend annual inspection by licensed HVAC contractor to evaluate performance

7. Thermostats

Observations:
• Thermostat location dining room
• Digital - programmable type.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure. • Inspected from ladder.

2. Rafters & Ceiling

Observations:
• Dimensional lumber wood ceiling joists.
• Pull down ladder is not fire rated.
• Visible areas appear satisfactory, at time of inspection.

3. Electrical

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• Missing outlet covers - throughout home. See pictures.

4. Garage Door Condition

Materials: One 16' un insulated steel door
Observations:
• No deficiencies observed.

5. Garage Opener Status

Observations:
• Chain drive opener noted.
• The garage door opener is functional, safety features are built in.

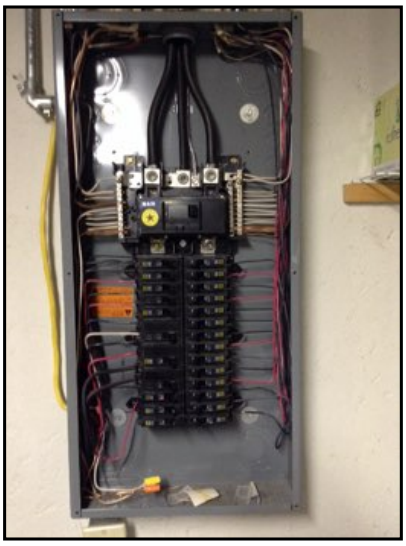
6. Ventilation

Observations:
• Under eave soffit inlet vents noted.
• Ridge exhaust venting noted.
• Soffit vents are blocked with insulation.

Electrical

1. Electrical Panel

Location: Panel box located in basement.
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Observations:
• 200 amp

3. Cable Feeds

Observations:
• There is an underground service lateral noted.

4. Breakers

Materials: (Romex) Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Materials: Inspected from ladder. • Visually accessible from ground.
Materials: Asphalt shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.

2. Gutter

Observations:
• Clean gutters: Significant amounts of debris evident.

Attic

1. Structure

Observations:
• Limited review due to insulation installed on and inbetween the rafters.
• Firewall to garage has hole in it. This is a fire safety issue that should be repaired by qualified contractor

Exterior Areas

1. Siding Condition

Materials: Aluminum siding, wood frame construction, concrete / block foundation. • Brick veneer noted on front of house
Observations:
• Siding loose on north side of house

2. Eaves & Facia

Observations:
• Soffits at the home appeared to be in serviceable condition at the time of the inspection.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.
Observations:
• IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
• No major system safety or function concerns noted at time of inspection.
• Uneven slabs at the driveway.

2. Grading

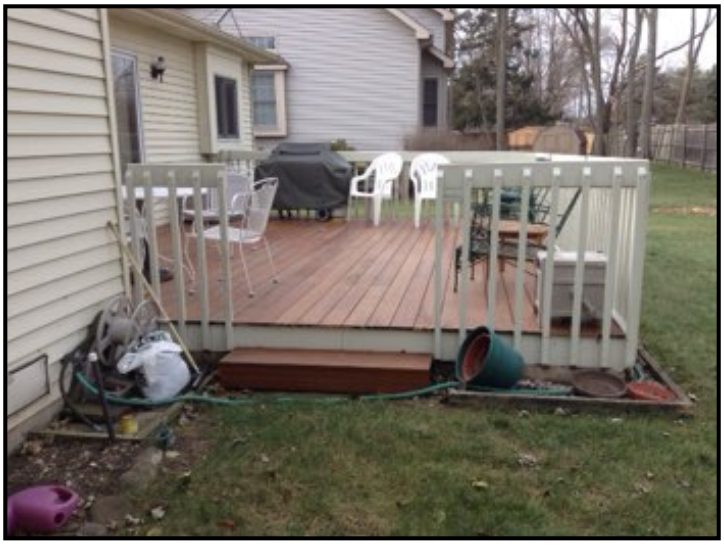
Observations:
• No major system safety or function concerns noted at time of inspection.
• The exterior drainage is generally away from foundation.

3. Vegetation Observations

Observations:
• No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck

Observations:
• Rim joist has peeling paint. Recommend re painting to prevent deterioration



5. Grounds Electrical

Observations:
• Service lateral noted

6. GFCI

Observations:
• Outdoor receptacles are not GFCI protected, need to be updated.

7. Main Gas Valve Condition

Materials: West side.

8. Exterior Faucet Condition

Location: Front of structure. • North side of house. • South side of house.

Basement/Crawlspace

1. Walls

Materials: Combination Basement and Crawlspace • **CRAWLSPACE** • Crawlspace noted. • Partially finished
Observations:
• No leaks were observed at the time of the inspection.
• Common cracks observed, these should be monitored, if condition worsens seek evaluation by qualified masonry contractor.
• Evidence of repairs observed, unable to determine the effectiveness of these repairs.
• Patching observed. Ask owner if prior repairs were done by a qualified contractor, and if the repair carries a warranty

2. Windows

Materials: Aluminum framed sliding windows noted.
Observations:
• No egress window

3. Finished Floor

Observations:
• The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

4. Sump Pump

Observations:
• Sump pump is functional at time of inspection.
• Battery operated back up sump pump is operational

Master Bedroom

1. Locations

Locations: North East

2. Ceiling Fans

Observations:
• Operated normally when tested, at time of inspection.

3. Closets

Observations:
• The closet is in serviceable condition.

4. Floor Condition

Flooring Types: Hardwood flooring is noted.

5. Wall Condition

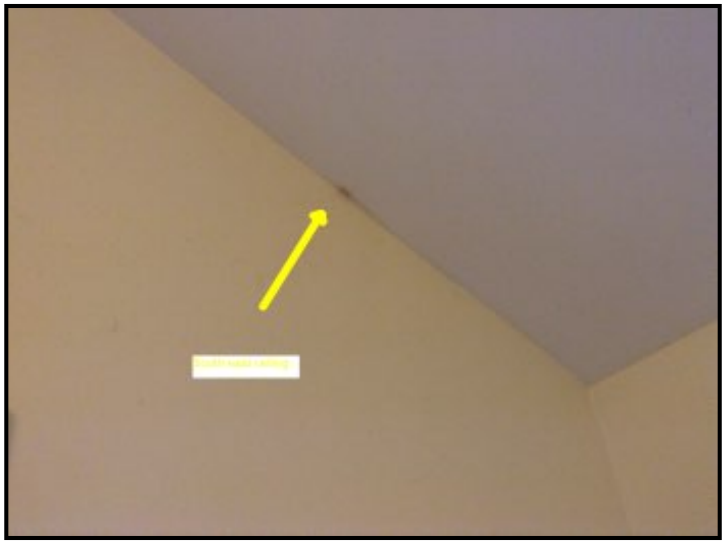
Materials: Drywall walls noted.

6. Window Condition

Materials: Wood framed double hung window noted.
Observations:
• All accessible windows operated

7. Ceiling Condition

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.
Observations:
• Small stain noted on the ceiling. it tested dry at the time of the inspection.



bedroom 2

1. Locations

Locations: South East#2

2. Closets

Observations:
• The closet is in serviceable condition.

3. Floor Condition

Flooring Types: Hardwood flooring is noted.

4. Window Condition

Materials: Wood framed double hung window noted.
Observations:
• Operated windows appeared functional, at time of inspection.

5. Ceiling Condition

Materials: There are drywall ceilings noted.

bedroom 3

1. Locations

Locations: South East#2 • East#3

2. Closets

Observations:
• The closet is in serviceable condition.
• Trim prevents closet door from closing

3. Floor Condition

Flooring Types: Hardwood flooring is noted.

4. Window Condition

Materials: Wood framed double hung window noted.
Observations:
• Operated windows appeared functional, at time of inspection.

5. Ceiling Condition

Materials: There are drywall ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Basement Bathroom/1/2

2. Ceiling Condition

Materials: There are drywall ceilings noted.

3. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.

4. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.

master bath

1. Locations

Locations: Master Bathroom

2. Cabinets

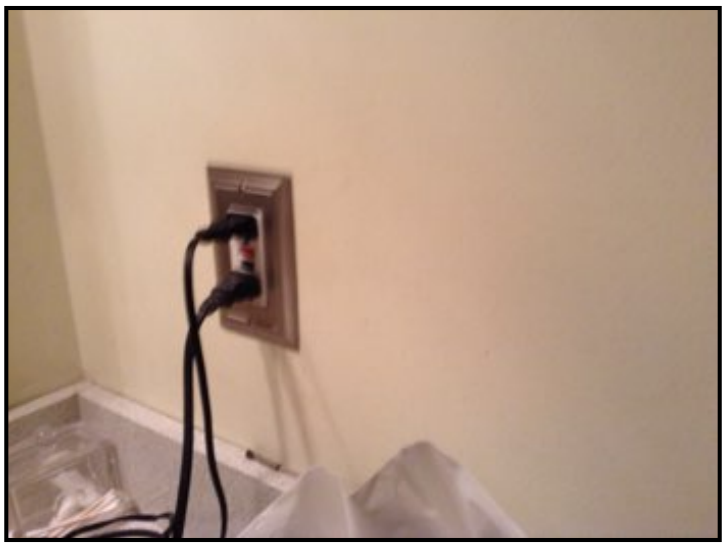
Observations:
• No deficiencies observed.

3. Counters

Observations:
• Solid Surface tops noted.

4. GFCI

Observations:
• GFCI in place and operational



5. Exhaust Fan

Observations:
• The bath fan was operated and no issues were found.

6. Floor Condition

Materials: Ceramic tile is noted.

7. Showers

Observations:
• functional

Hall bath

1. Locations

Locations: Main floor bath/ full

2. Cabinets

Observations:
• No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:
• Solid Surface tops noted.

5. Exhaust Fan

Observations:
• Exhaust fan is noisy.

6. Floor Condition

Materials: Ceramic tile is noted.

7. Bath Tubs

Observations:
• Tub

Family room

1. Locations

Locations: North central

2. Fireplace

Materials: Family Room
Observations:
• Ventless gas fireplace assembly enclosure.
• The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

4. Patio Doors

Observations:
• Sliding door latch did not lock. Recommend having evaluated and or adjusted by qualified carpenter or handyman

living room

1. Floor Condition

Flooring Types: Carpet is noted.

2. Window Condition

Materials: Bay window with casement openings
Observations:
• Significant structural rot on window frame. Suggest evaluation by qualified carpenter

3. Ceiling Condition

Materials: There are drywall ceilings noted.

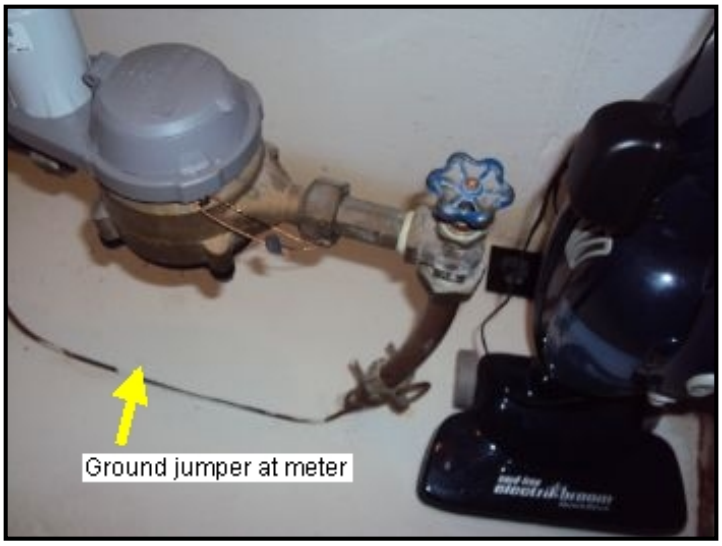
dining room

1. Locations

Locations: Combined with living room

Photos

post meter water shut off valve



Water main shut off in basement east closet

sump pit with aux battery back up

Family Room with ventless fireplace

Laundry Room

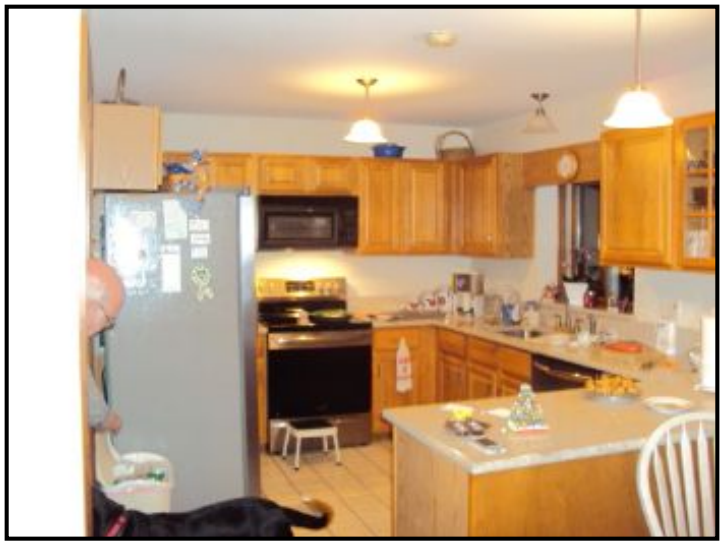
Family Room

Cedar closet in basement

Finished basement

bedroom #2

bedroom#3



Kitchen

Hall Bath

Living room / dining area

Master bedroom

Master bathroom

Living Room

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.