

Your Inspection Report

123 Main Street
Homewood, IL 60430

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Wednesday, May 16, 2018

PREPARED BY:
Sean Bacon 450.0001531



Xcellence
Inspection Services
"Expect the Best...Expect Xcellence"

Xcellence Inspection Services
3011 W. 183rd Street, Suite #104
Homewood, IL 60430-2804

708-299-9235

Fax: 708-589-1303

www.xcellenceinspectionsservices.com
info@xcellence.us

"EXPECT THE BEST...EXPECT XCELLENCE"



May 17, 2018

Dear Sample Report,

RE: Report No. 9190
123 Main Street
Homewood, IL
60430

Thank you for choosing Xcellence Inspection Services to perform your Home Inspection. We trust the experience was both useful and enjoyable.

The purpose of the home inspection is to help you make an informed buying decision. Our focus is to identify SIGNIFICANT items that may affect a typical person's decision. While looking for significant items, we also identified some other issues. These are included as a courtesy, but the inspection report DOES NOT provide an all-inclusive list of building defects. You may come across additional items once you move into the home.

Please feel free to contact us with questions about the report or the home itself any time. Our telephone consulting service is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work for you.

Sincerely,

Sean Bacon 450.0001531
on behalf of
Xcellence Inspection Services

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SUMMARY

123 Main Street, Homewood, IL May 16, 2018

Report No. 9190

www.xcellenceinspectionservices.com

SUMMARY

ROOFING

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This overview lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues.

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

Exterior

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Front Exterior

Task: Repair

LANDSCAPING \ Retaining wall

Condition: • [Settling or shifting](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Exterior

Task: Repair

Structure

ROOF FRAMING \ Rafters/trusses

Condition: • [Split](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Further evaluation

ROOF FRAMING \ Sheathing

Condition: • [Sagging](#)

A view from the attic did not show any obvious signs of damage.

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Roof

Task: Further evaluation

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Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Upgrade

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

Implication(s): Electric shock

Location: Second Floor Master Bathroom (Jacuzzi tub)

Task: Replace

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Front Basement

Task: Replace

Heating

FIREPLACE \ Gas fireplace

Condition: • There is no gas valve shut off for the fireplace.

Location: First Floor Family Room

Task: Further evaluation

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Exterior

Task: Upgrade

Plumbing

WATER HEATER \ Life expectancy

Condition: • The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Basement Utility Room

Task: Upgrade

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FIXTURES AND FAUCETS \ Faucet

Condition: • The limiter was improperly installed and does not allow for the full range of hot water. For further info, please view: http://www.ehow.com/how_12152564_adjust-limiter-shower-valve.html

Location: Second Floor Master Bathroom (Shower)

Task: Repair

Interior

RECOMMENDATIONS \ Overview

Condition: • The home interior had signs indicating a rodent infestation which should be addressed. The Inspector recommends further evaluation by a pest control service.

Location: Various Basement locations

Task: Further evaluation

APPLIANCES \ Microwave oven

Condition: • Parts broken/missing

Implication(s): Reduced operability

Location: Kitchen

Task: Repair or replace

This concludes the Summary section.

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Findings and Recommendations

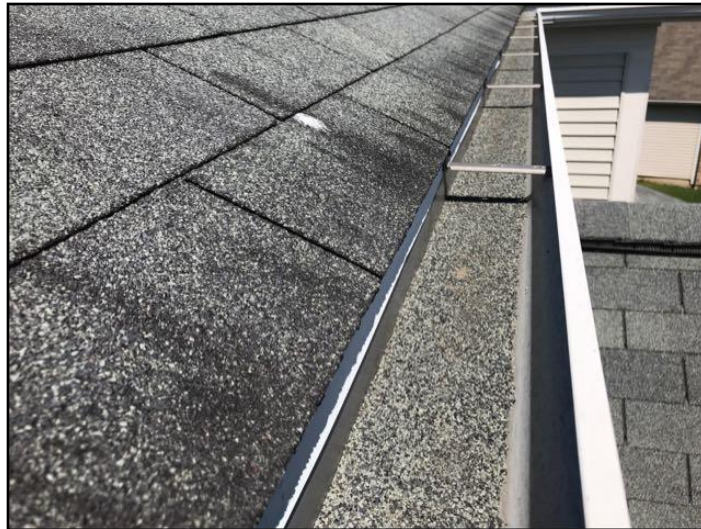
SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

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

Location: Roof

Task: Monitor



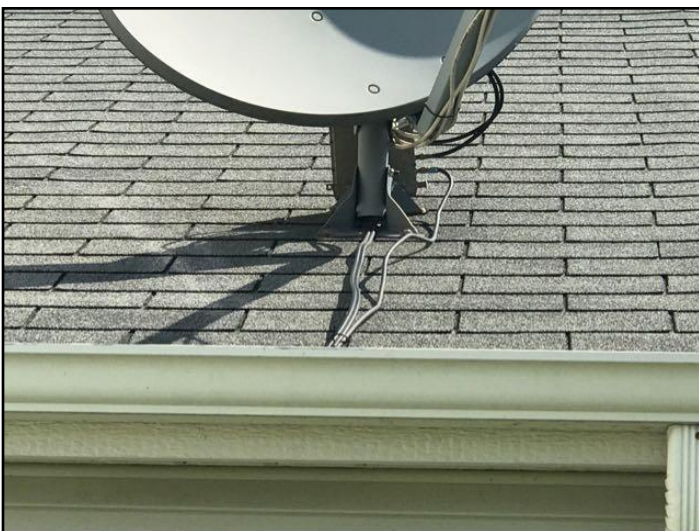
Condition: • [Vulnerable areas](#)

Satellite dish attachments and/or antennas can be a source of leakage without regular maintenance.

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

Location: Garage, Rear Roof

Task: Improve



SLOPED ROOF FLASHINGS \ Valley flashings

Condition: • Wear damage noted at the base of the valley.

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Location: Front Roof

Task: Repair or replace



SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Damage](#)

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

Location: South Roof

Task: Replace



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General Information

General: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection and tune-up should be performed to minimize the risk of leakage and to maximize the life of roofs.

General: • General View of Roof



The home is considered to face : • East

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

Inspection Methods & Limitations

Inspection performed: • By walking on roof

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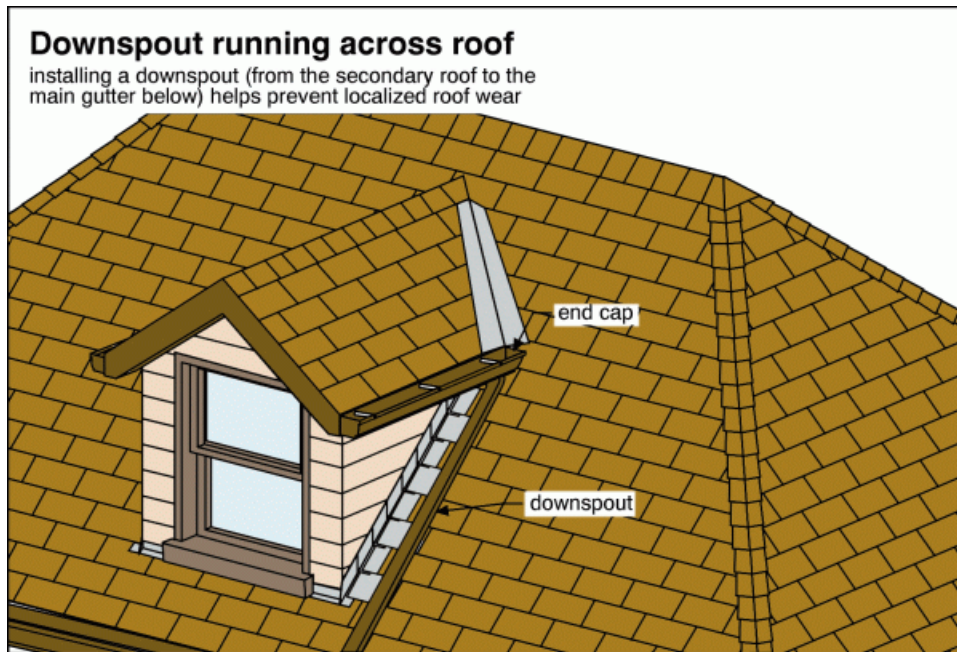
ROOF DRAINAGE \ Downspouts

Condition: • [Discharge onto roofs](#)

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

Location: Garage, Front Roof

Task: Improve



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

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

Location: Throughout Exterior

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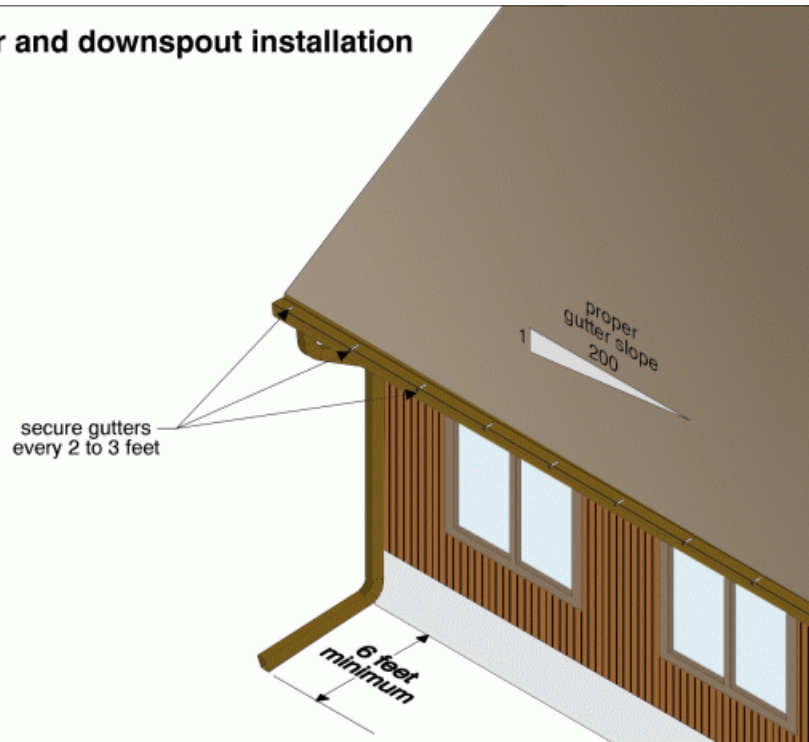
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Gutter and downspout installation



WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

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

Location: Rear Exterior Wall

Task: Replace

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Minor burn damage at siding

Condition: • [Discolored](#)

Minor moss discoloration noted from a lack of sunlight.

Implication(s): Shortened life expectancy of material | Material deterioration

Location: West, Front Exterior Wall

Task: Clean



WALLS \ Brick, stone and concrete

Condition: • [Too close to grade](#)

Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Front Exterior Wall

Task: Improve

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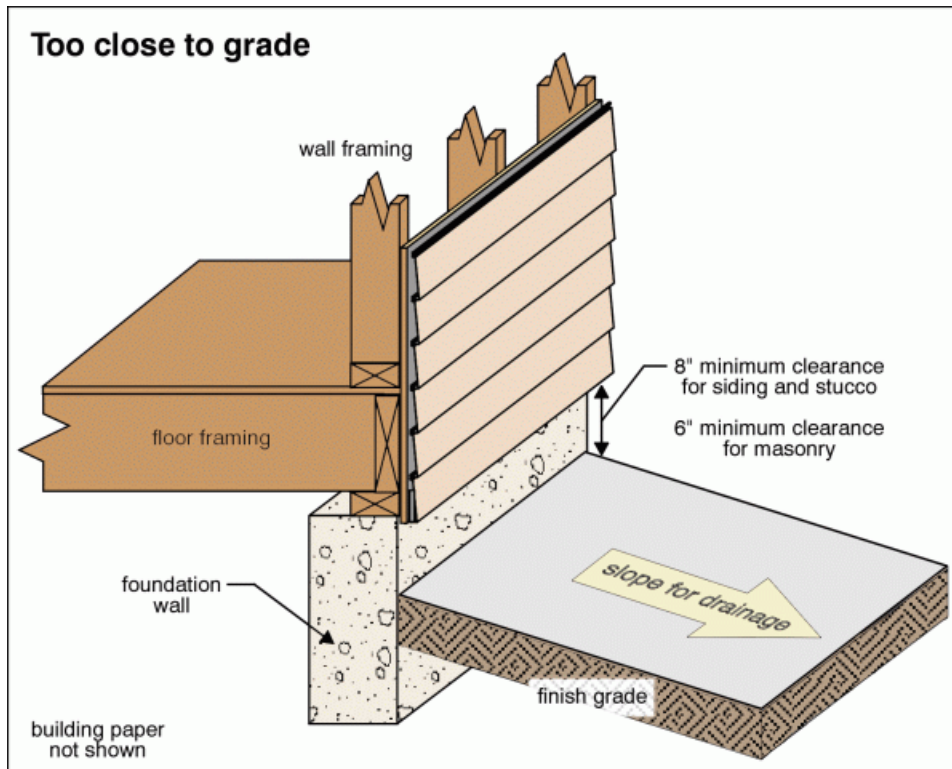
COOLING

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EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

Location: Front Second Floor

Task: Repair

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LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Front Exterior

Task: Repair



LANDSCAPING \ Retaining wall

Condition: • [Settling or shifting](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Exterior

Task: Repair

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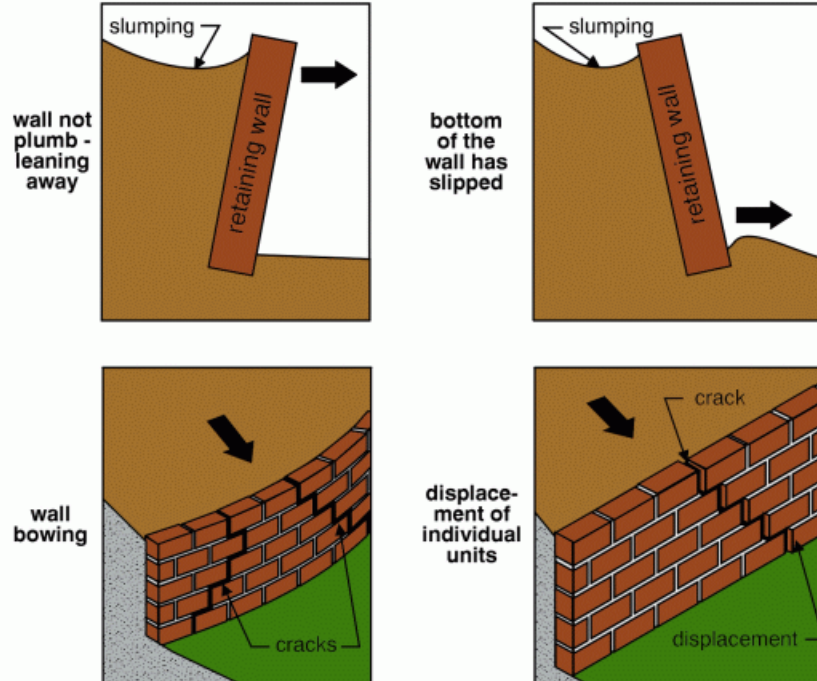
INSULATION

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Inspecting retaining walls - things to watch for



GARAGE \ Vehicle doors

Condition: • Dented

Implication(s): Damage to equipment

Location: Garage

Task: Monitor

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General Information

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage. Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

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

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

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

Inspection Methods & Limitations

General: • Fences, gates, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Findings and Recommendations

General

- It is beyond the scope of a general home inspection to offer an opinion about the adequacy of structural systems, components and/or repairs to those systems or components.

RECOMMENDATIONS \ Overview

Condition: • Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

ROOF FRAMING \ Rafters/trusses

Condition: • [Split](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Further evaluation



ROOF FRAMING \ Sheathing

Condition: • [Sagging](#)

A view from the attic did not show any obvious signs of damage.

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Roof

Task: Further evaluation



General Information

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Engineered wood](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • [Trusses](#)

Inspection Methods & Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Inspection limited/prevented by:

- Ceiling, wall and floor coverings
- New finishes/paint
- Insulation

The placement of insulation significantly limited visual access to the rim joist and sill plate in the basement.

Attic/roof space: • The inspector is not required to traverse the attic and walk on load-bearing components that are concealed by insulation or by other materials.

Attic/roof space: • Inspected from access hatch

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Findings and Recommendations

RECOMMENDATIONS \ Overview

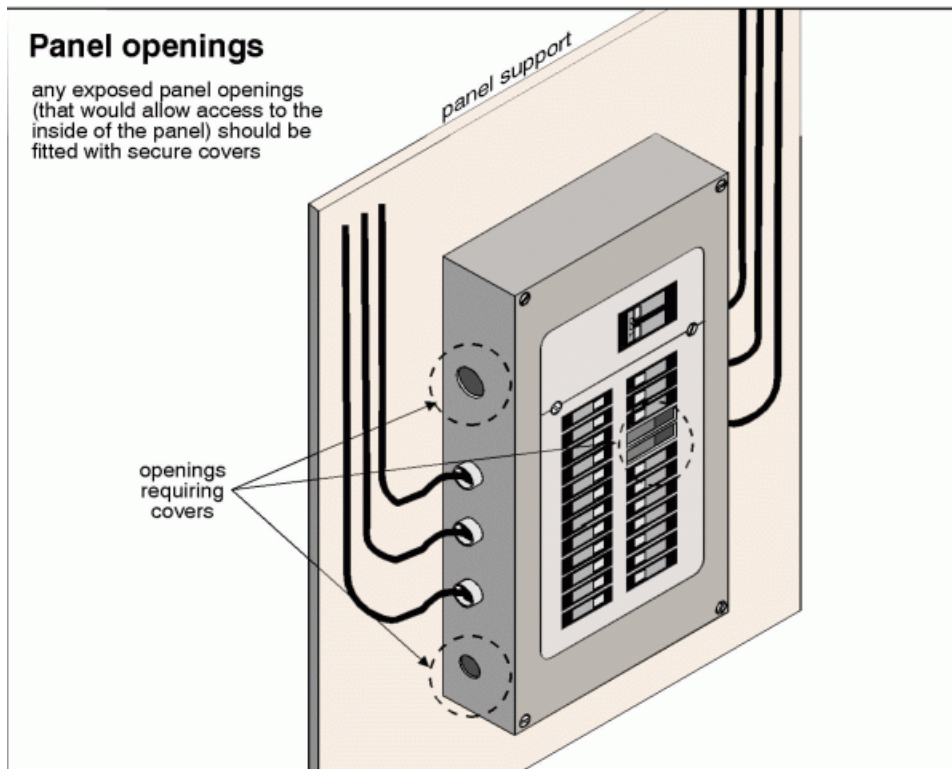
Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Task: Replace



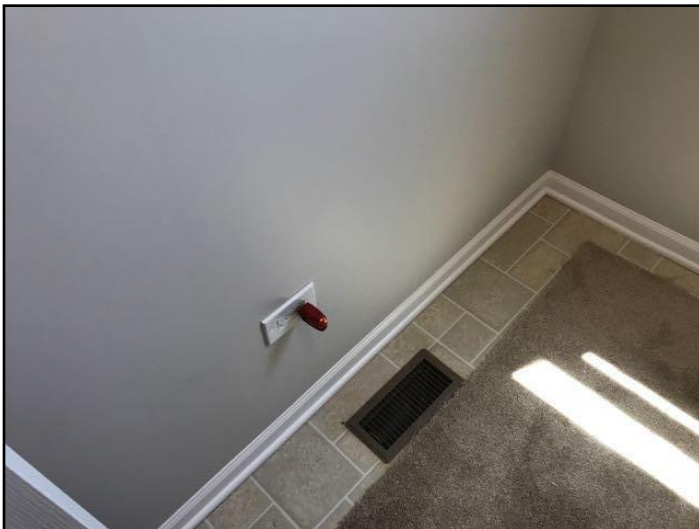
DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Family Room, Second Floor Master Bedroom, First Floor Laundry Area, Dining Room, Kitchen

Task: Repair





Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Upgrade

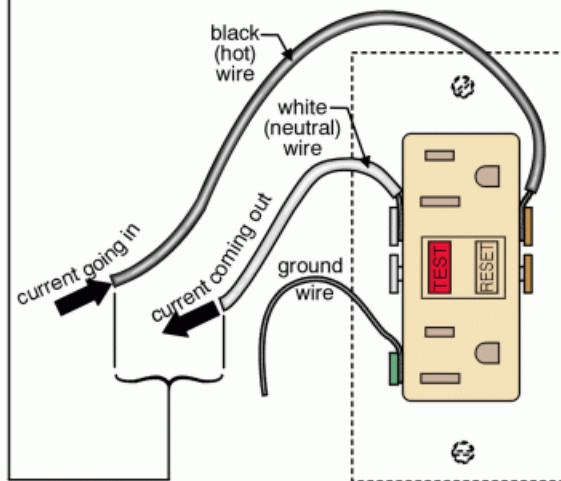
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down





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

Implication(s): Electric shock

Location: Second Floor Master Bathroom (Jacuzzi tub)

Task: Replace



DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Front Porch

Task: Repair or replace

ELECTRICAL

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Condition: • [Missing](#)

Implication(s): Electric shock

Location: Front Basement

Task: Replace



DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

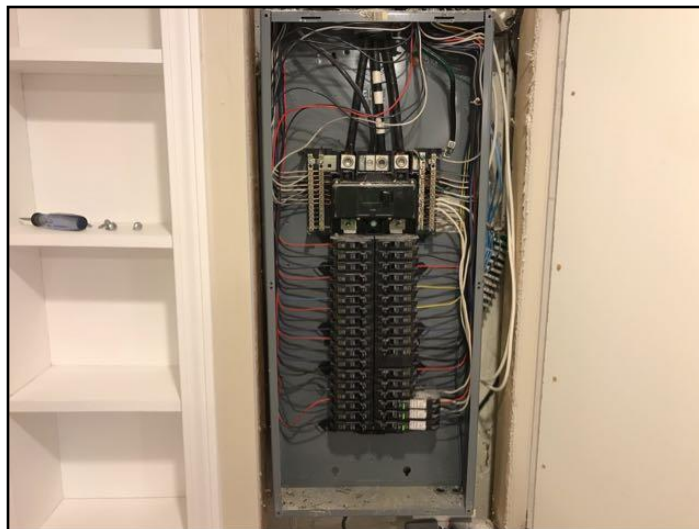
Location: Second Floor Master Bathroom

Task: Repair or replace



General Information

General: • General View of Electric panel (s)



Service entrance cable and location: • [Underground - cable material not visible](#)

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

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - conduit](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) • [GFCI - whirlpool](#) • [AFCI - panel](#)

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Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Inspection Methods & Limitations

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

General: • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection.

HEATING

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Findings and Recommendations

GAS FURNACE \ General

Condition: • Service Furnace

Location: Basement

Task: Service annually

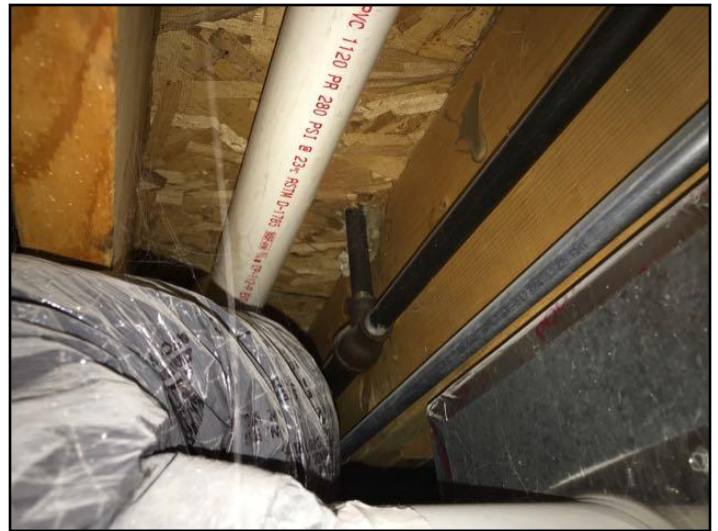
Time: Regular maintenance

FIREPLACE \ Gas fireplace

Condition: • There is no gas valve shut off for the fireplace.

Location: First Floor Family Room

Task: Further evaluation



General Information

General: • General View of Heating System (s)



HEATING

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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Approximate age: • [1 year](#)

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

Main fuel shut off at: • Meter • Exterior wall

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Inspection Methods & Limitations

General: • The heating system(s) was/were operated by using its/their normal operating control(s). It should be considered operable unless indicated elsewhere in the inspection report. Proper operation of all heating system(s) should be verified during the final walk-through.

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Safety devices: • Not tested as part of a building inspection

Heat exchanger: • The heat exchanger is substantially concealed and could not be inspected.

COOLING & HEAT PUMP

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Findings and Recommendations

General

- [The currently installed system has R-22 refrigerant which is in the process of being phased out and will no longer be produced by 2020.](#) For further info, please view:
<https://www.epa.gov/ods-phaseout/homeowners-and-consumers-frequently-asked-questions>

Location: Exterior

Task: Monitor

AIR CONDITIONING \ General

Condition: • Service air conditioner

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

Location: Exterior

Task: Service annually

Time: Regular maintenance

AIR CONDITIONING \ Life expectancy

Condition: • The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Exterior

Task: Upgrade

AIR CONDITIONING \ Condensate system

Condition: • [Pan leaking](#)

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

Location: Basement Utility Room

Task: Repair

COOLING & HEAT PUMP

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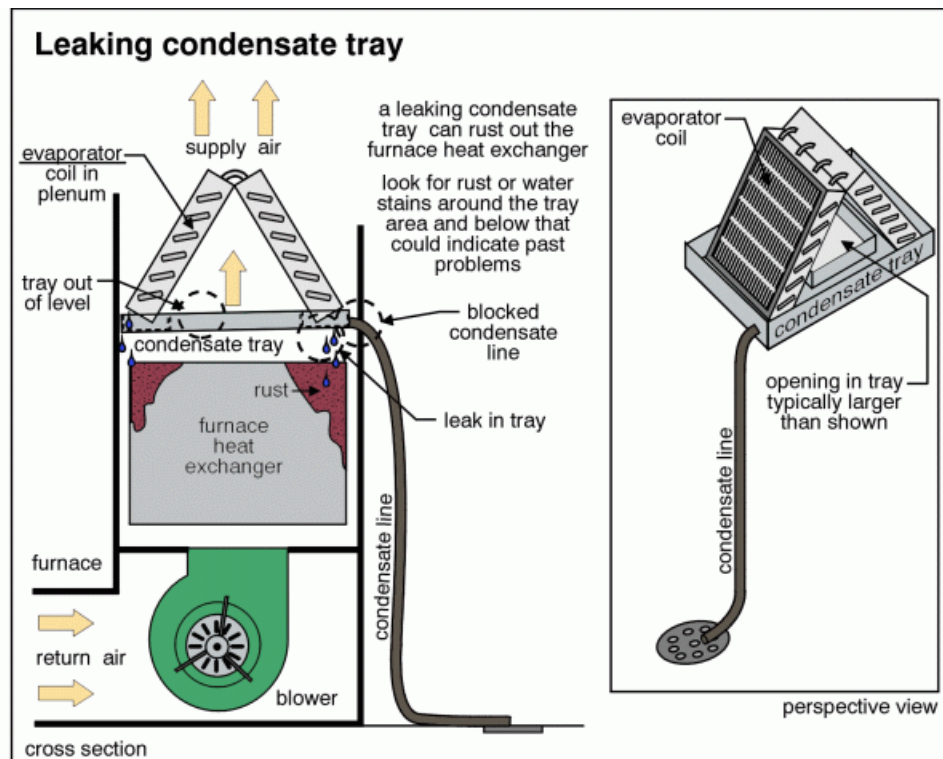
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General Information

General: • General View of Cooling System (s)

COOLING & HEAT PUMP

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Air conditioning type: • [Air cooled](#)

Cooling capacity: • 60,000 BTU/hr • [5 Tons](#)

Compressor approximate age: • 13 years

Typical life expectancy: • 10 to 15 years

Inspection Methods & Limitations

Inspection limited/prevented by: • The Air Conditioner unit WAS operated during the home inspection using normal operating controls, which in this case is the thermostat. It should be considered operable unless indicated elsewhere in the inspection report. Proper operation of the cooling system(s) should be verified during the final walk-through.

Heat gain/loss calculations: • Not done as part of a building inspection

General Information

General: • General View of Insulation



Garage attic



House attic

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

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof vent](#) • [Ridge vent](#)

Inspection Methods & Limitations

Roof ventilation system performance: • The performance of roof and attic ventilation are not verified as part of a home inspection.

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Findings and Recommendations

WATER HEATER \ Life expectancy

Condition: • The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Basement Utility Room

Task: Upgrade

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Leak or drip](#)

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

Location: West Exterior Wall

Task: Repair



FIXTURES AND FAUCETS \ Faucet

Condition: • The limiter was improperly installed and does not allow for the full range of hot water. For further info, please view: http://www.ehow.com/how_12152564_adjust-limiter-shower-valve.html

Location: Second Floor Master Bathroom (Shower)

Task: Repair

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Condition: • [Drip, leak](#)

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

Location: Basement Bathroom

Task: Repair



Condition: • [Loose](#)

Loose flange noted at the shower head.

Implication(s): Equipment failure

Location: Bathroom Basement

Task: Repair

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Condition: • [Stiff or inoperative](#)

There was no hot water at the faucet.

Implication(s): System inoperative or difficult to operate

Location: First Floor Kitchen

Task: Repair



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Second Floor Master Bathroom

PLUMBING

123 Main Street, Homewood, IL May 16, 2018

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Task: Repair



FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Loose handles noted at the shower enclosure door.

Location: Basement Bathroom

Task: Repair



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

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

Location: Basement Bathroom

Task: Improve

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General Information

General: • General View of Water Heater (s)



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

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#)

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

Tank capacity: • 50 gallons

Water heater approximate age: • 13 years

Waste and vent piping in building: • [Plastic](#)

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Inspection Methods & Limitations

General: • Concealed plumbing components (this includes supply and waste piping in walls, under floors and under the yard) are not part of a home inspection.

Inspection limited/prevented by: • The basement wet bar sink was not hooked up.



Items excluded from a building inspection: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection.

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

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Findings and Recommendations

RECOMMENDATIONS \ Overview

Condition: • The home interior had signs indicating a rodent infestation which should be addressed. The Inspector recommends further evaluation by a pest control service.

Location: Various Basement locations

Task: Further evaluation



Rodent droppings in electric panel

WALLS \ Plaster or drywall

Condition: • Damaged

Implication(s): Damage or physical injury due to falling materials

Location: Second Floor Staircase

Task: Repair



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DOORS \ Doors and frames

Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Front Second Floor Bedroom

Task: Repair



DOORS \ Hardware

Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: First Floor Office

Task: Repair



DOORS \ Interior trim

Condition: • [Cracked](#)

Implication(s): Material deterioration

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Location: Master Bedroom Closet

Task: Repair



Condition: • [Guides and stops missing or damaged](#)

Implication(s): Damage to equipment | System inoperative or difficult to operate

Location: Majority of interior doors

Task: Repair

CARPENTRY \ Cabinets

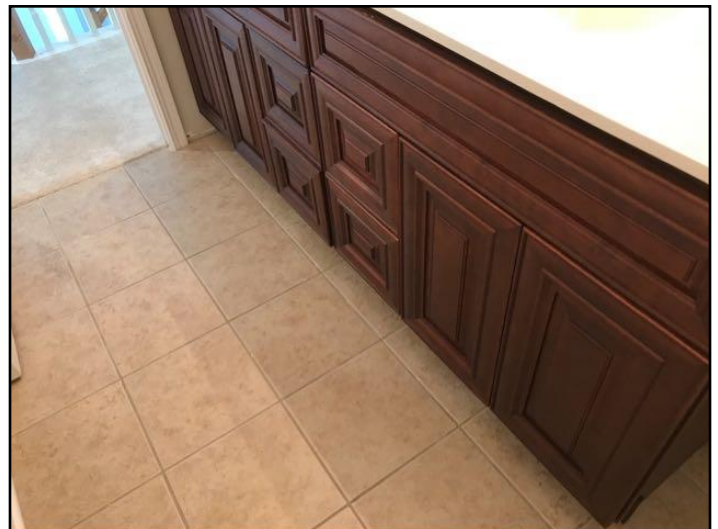
Condition: • [Pieces missing or loose](#)

Missing handles noted at the cabinet doors and drawers.

Implication(s): Damage or physical injury due to falling materials

Location: Second Floor Hallway, Master Bathroom

Task: Provide



BASEMENT \ Wet basement - evidence

Condition: • [Stains](#)

Past where water stains noted where the main sewer line exits the home.

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

Location: Front Basement

Task: Repair



APPLIANCES \ Range

Condition: • Burner inoperative

Implication(s): System inoperative

Location: First Floor Kitchen

Task: Repair



Front left burner was inoperative

APPLIANCES \ Microwave oven

Condition: • Parts broken/missing

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Implication(s): Reduced operability

Location: Kitchen

Task: Repair or replace



APPLIANCES \ Washing machine

Condition: • Old

Implication(s): Reduced system life expectancy

Location: First Floor Laundry Area

Task: Upgrade

APPLIANCES \ Dryer

Condition: • Old

Implication(s): Reduced system life expectancy

Location: First Floor Laundry Area

Task: Upgrade

General Information

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Concrete](#) • Tile

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Metal](#)

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Gas piping

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Inspection Methods & Limitations

General: • All appliances were operated by using normal operating controls to activate the primary function and found to be working at the time of the inspection unless otherwise noted in report. We cannot confirm proper function of all cycles nor do we confirm quality of cleaning, spinning, or drying. An inspection is not a guarantee of future performance.

General: • The following are not included as part of a professional home inspection: alarm systems, security systems, smoke detectors, carbon monoxide detectors, intercoms, central vacuum systems, cosmetic issues, water treatment systems, indoor air quality and concealed items.

General: • The interior of cupboards and cabinets are not included as part of a home inspection.

Inspection limited/prevented by: • The inspector is required to only inspect a representative number of installed cabinets as well as a representative number of doors and windows.

Not included as part of a building inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Basement leakage: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's hard to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems.

Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS