

Your Inspection Report

123 Main Street
Homewood, IL 60430

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Tuesday, January 5, 2021

PREPARED BY:
Sean Bacon 450.0001531



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

708-299-9235

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www.xcellenceinspectionsservices.com
info@xcellence.us

"EXPECT THE BEST...EXPECT XCELLENCE"



INVOICE

January 5, 2021

Client: Sample Report

Report No. 12817, v.3

For inspection at:

123 Main Street

Homewood, IL

60430

on: Tuesday, January 5, 2021

Single Family Home Inspection

\$450.00

Total

\$450.00

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SUMMARY

123 Main Street, Homewood, IL January 5, 2021

Report No. 12817, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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The summary is provided as a courtesy and is NOT A SUBSTITUTE for the entire report. The complete report must be read and considered before making decisions related to the home inspection.

We have also included a ACTION LIST TOOL which makes it easy to create a list of items for the seller to address. You can select the items you want and publish the PDF to email to the seller. Access to the link is listed here:

<https://www.discoverhorizon.com/actionedit/10008e5c-7206-4c62-82b3-d45f16c1b675>

[Click this link for important maintenance tips.](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

The beam/column connection should be lag bolted, not nailed at the deck.

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

Location: Deck

Task: Repair

Time: Immediate

LANDSCAPING \ Walkway

Condition: • Settlement

Location: Front Exterior

Task: Repair

Time: Immediate

Structure

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: East Exterior Wall (Two), Rear Crawlspace

Task: Repair

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Family Room, Basement (Several)

Task: Repair

Time: Immediate

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Heating

FIREPLACE \ Gas igniter

Condition: • Inoperative

Implication(s): System inoperative

Location: Family Room Basement

Task: Further evaluation

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

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

Location: Attic

Task: Repair

Time: Immediate

Interior

APPLIANCES \ Range

Condition: • Burner inoperative

Implication(s): System inoperative

Location: Kitchen

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the homes 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 - Ball Park Costs](#)

ROOFING

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Findings and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. 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 structure, finishes and contents

Location: Roof

Task: Remove or Repair

Time: When necessary



General Information

General:

• General View of Roof Covering.



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

Inspection Methods & Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • By walking on roof

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Findings and Recommendations

WALLS \ Masonry (brick, stone) and concrete

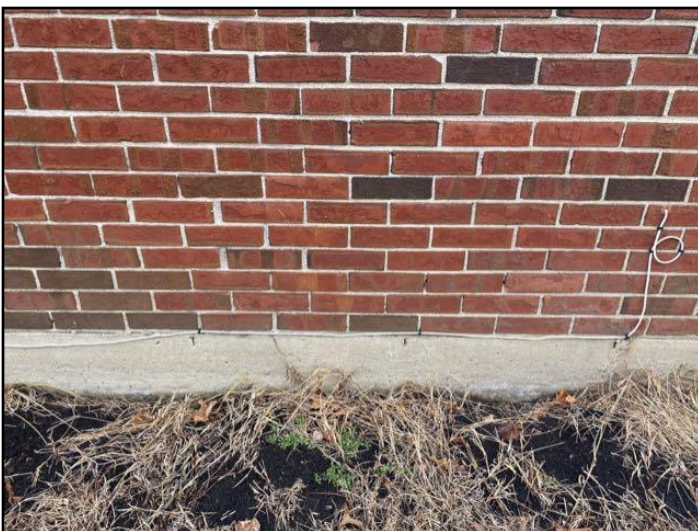
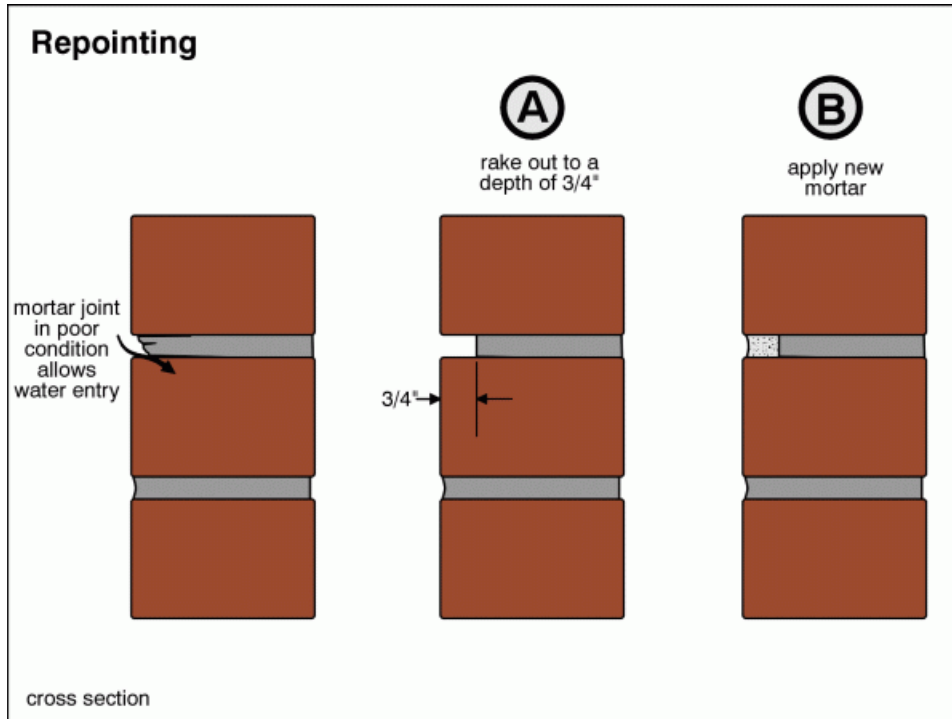
2. Condition: • [Mortar deterioration](#)

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

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance



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DOORS \ General notes

3. Condition: • [Air leaks](#)

Loose weather stripping noted along the bottom of the door.

Implication(s): Chance of damage to finishes and structure | Increased heating and cooling costs

Location: Garage

Task: Repair

Time: Regular maintenance



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. Condition: • All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials

Additional conditions:

Small areas of rot noted on the deck.

Location: Deck

Task: Repair

Time: Regular maintenance



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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

5. Condition: • [Wood/soil contact](#)

The inspector could not determine if there are concrete footers under the deck posts. This is important to prevent frost heave of the deck, as well as premature rot of the columns. For further info, please view:

<http://www.safestronghome.com/deck/02.asp>

Some movement of the deck already has appeared to have happened.

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

Location: Deck

Task: Further evaluation

Time: Immediate



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

6. Condition: • [Connections weak](#)

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The beam/column connection should be lag bolted, not nailed at the deck.

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

Location: Deck

Task: Repair

Time: Immediate



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

7. Condition: • [Concrete cracked](#)

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Rear Exterior

Task: Repair

Time: Less than 1 year



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

8. Condition: • Flaking paint noted at the guardrail

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Location: Front Porch

Task: Repair

Time: Regular maintenance



LANDSCAPING \ Walkway

9. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair

Time: Less than 1 year



10. Condition: • Settlement

Location: Front Exterior

Task: Repair

Time: Immediate

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LANDSCAPING \ Driveway

11. Condition: • [Cracked or damaged surfaces](#)

Asphalt driveway in need of resurfacing.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair

Time: Immediate



LANDSCAPING \ Fence

12. Condition: • Stain

Implication(s): Material deterioration

Location: Yard

Time: Regular maintenance

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General Information

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

Inspection Methods & Limitations

Inspection limited/prevented by:

- Storage in garage
 - Poor access under steps, deck, porch
 - Snow / ice / frost
- Snow limited visual access to the landscaping around the home.

Exterior inspected from: • Ground level

Findings and Recommendations

FOUNDATIONS \ General notes

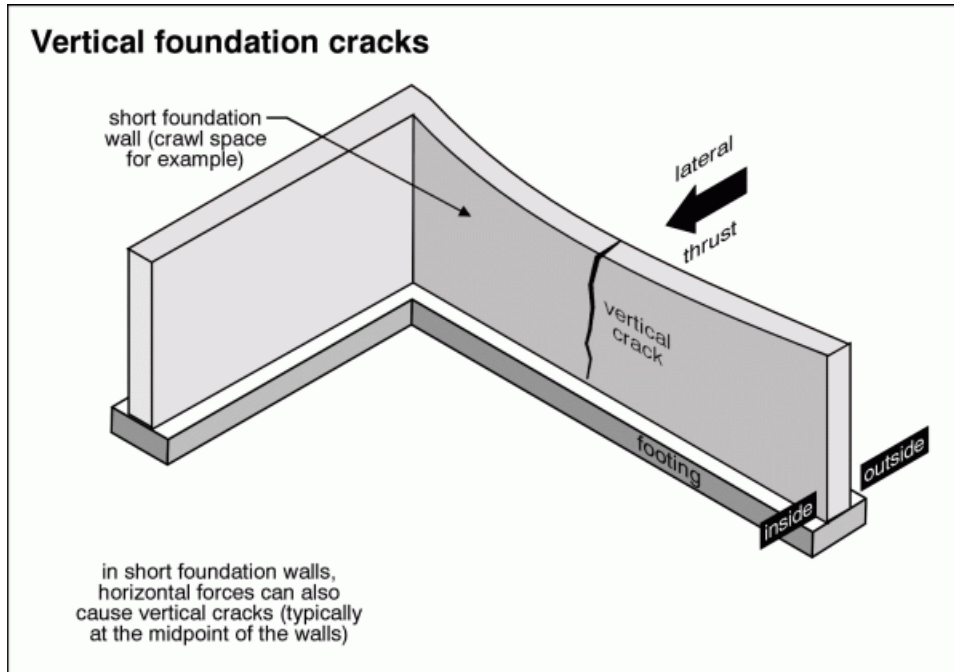
13. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: East Exterior Wall (Two), Rear Crawlspace

Task: Repair

Time: Immediate



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14. Condition: • [Spalling, crumbling or broken material](#)

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

Location: Southeast Exterior Wall

Task: Repair

Time: Less than 1 year



FLOORS \ Sheathing/Subflooring

15. Condition: • Sagging

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

Location: First Floor Hall/Crawlspace

Task: Further evaluation

Time: Immediate

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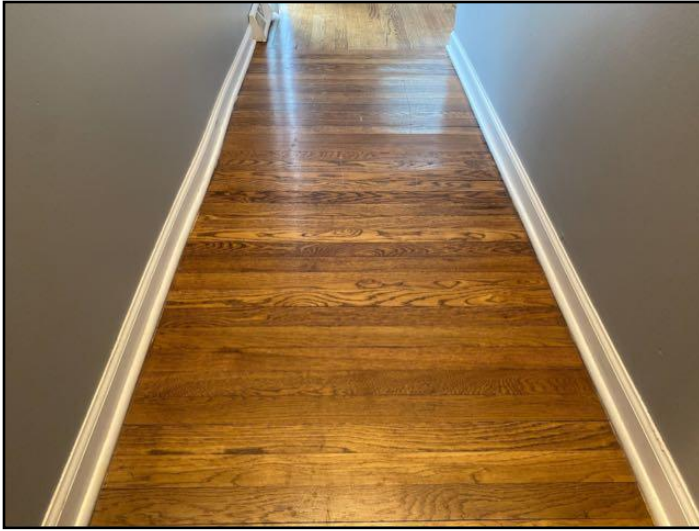
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General Information

Configuration:

- [Basement](#)
- [Crawlspace](#)



Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • Rafter

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Inspection Methods & Limitations

Inspection limited/prevented by:

- Ceiling, wall and floor coverings
- Insulation

Styrofoam insulation covered the entire crawlspace wall.

Attic/roof space: • Entered but access was limited

Crawlspace: • Entered but access was limited

Findings and Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

16. Condition: • [Loose connections](#)

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

Location: Crawl Space

Task: Repair

Time: Immediate



DISTRIBUTION SYSTEM \ Outlets (receptacles)

17. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Family Room, Basement (Several)

Task: Repair

Time: Immediate



ELECTRICAL

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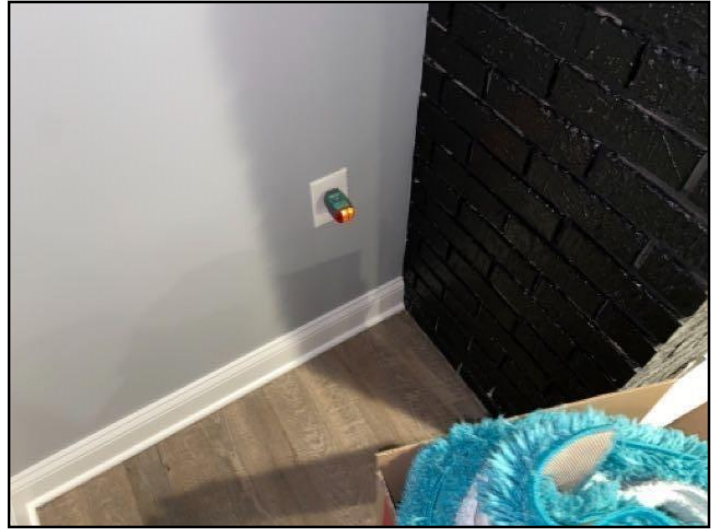
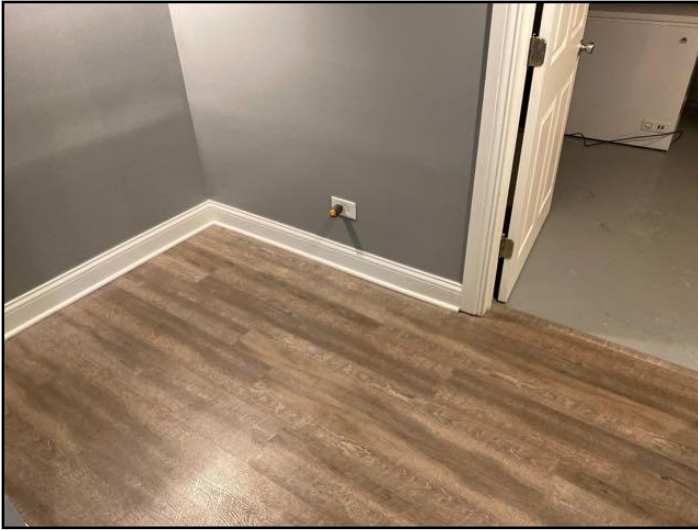
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DISTRIBUTION SYSTEM \ Lights

18. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

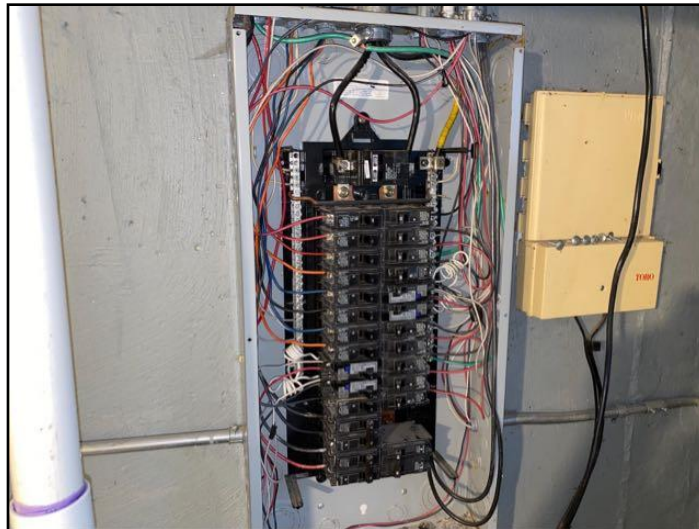
Time: Immediate



General Information

General:

- General View of Electric panel (s)



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

Service size: • [100 Amps \(240 Volts\)](#)

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

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

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Inspection Methods & Limitations

System ground: • Continuity not verified • Quality of ground not determined

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

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Findings and Recommendations

CHIMNEY AND VENT \ Metal cap

19. Condition: • Rust

Implication(s): Reduced system life expectancy

Location: Roof

Task: Repair

Time: Less than 1 year



FIREPLACE \ Gas igniter

20. Condition: • Inoperative

Implication(s): System inoperative

Location: Family Room Basement

Task: Further evaluation

Time: Immediate



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FIREPLACE \ Damper

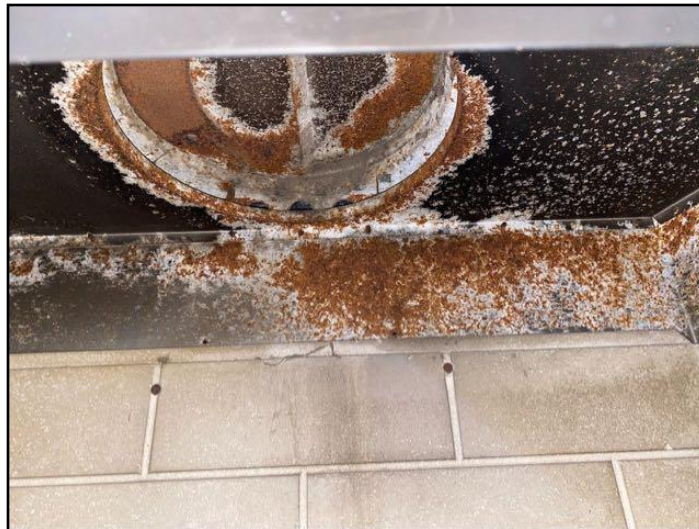
21. Condition: • [Damper or frame rusted](#)

Implication(s): Hazardous combustion products entering home | Increased heating costs | Reduced comfort

Location: Basement Family Room

Task: Further evaluation

Time: Immediate



General Information

General:

- General View of Heating System (s)



2nd Flr Furnace



Basement Furnace

System type: • [Furnace](#)

HEATING

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Fuel/energy source: • [Gas](#) • [Electricity](#)

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

Approximate age: • [7 years](#) • [15 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter • Exterior wall

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Metal](#) • PVC plastic

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.

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

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

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected • If fireplaces or solid fuel burning stoves were present, the majority of the chimneys cannot be seen, and only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through an NFPA Level II chimney inspection performed by a qualified chimney sweep. • All fireplaces and chimneys (if present) should be cleaned and inspected annually by a qualified chimney sweep.

COOLING & HEAT PUMP

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General Information

General:

- General View of Cooling System (s)



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

Compressor approximate age: • 7 years

Typical life expectancy: • 12 to 15 years

Inspection Methods & Limitations

Inspection limited/prevented by: • [The Air Conditioner unit WAS NOT operated because the outdoor temperature was below 65 degrees and the possibility of damage to the compressor could occur.](#) We recommend requesting disclosure from the seller that air conditioning was operating properly at the end of the cooling season.

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Findings and Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • [Gaps or voids](#)

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

Location: Attic

Task: Repair

Time: Immediate



General Information

General:

- General View of Insulation



Attic/roof insulation material: • [Glass fiber](#)

INSULATION AND VENTILATION

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

Attic/roof ventilation: • [Roof and soffit vents](#) • [Power ventilator](#)

Crawlspace ventilation: • [Wall Vents](#)

Inspection Methods & Limitations

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Not included as part of a building inspection: • Insulation cannot be disturbed

PLUMBING

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Findings and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

23. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Second Floor Bathroom (Left Sink Basin), First Floor Hallway Bathroom

Task: Repair

Time: Regular maintenance



FIXTURES AND FAUCETS \ Bathtub

24. Condition: • Drain stop missing

Implication(s): Reduced operability

Location: First Floor Master Bathroom

Task: Provide

Time: Regular maintenance



FIXTURES AND FAUCETS \ Bathtub enclosure

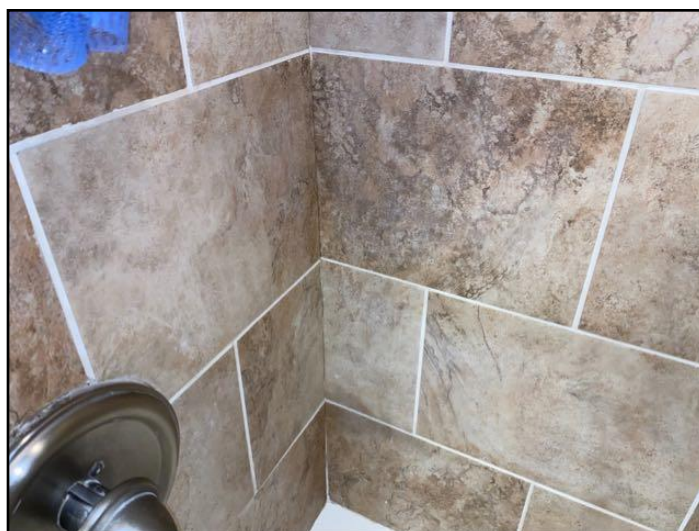
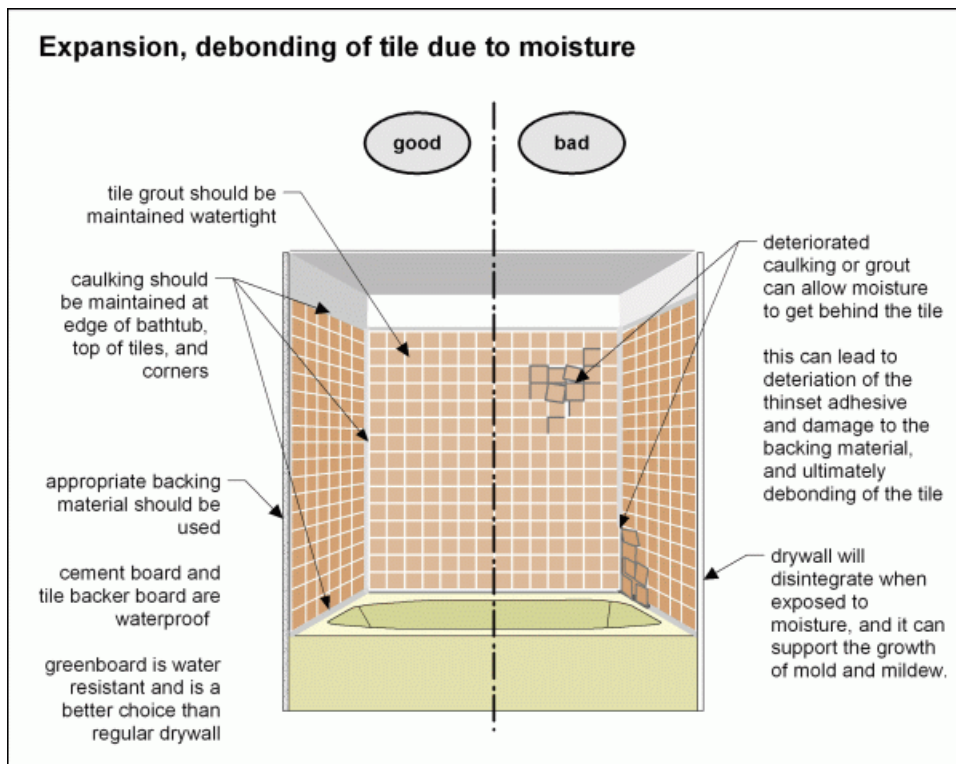
25. Condition: • [Grout loose, missing or deteriorated](#)

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

Location: First Floor Master Bathroom

Task: Improve

Time: Regular maintenance



FIXTURES AND FAUCETS \ Shower stall enclosure

26. Condition: • [Grout loose, missing or deteriorated](#)

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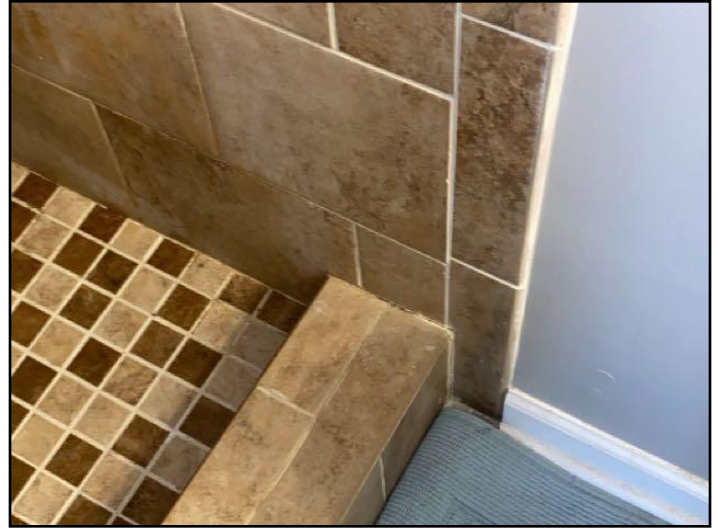
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Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Master Bathroom

Task: Improve

Time: Regular maintenance



FIXTURES AND FAUCETS \ Toilet

27. Condition: • [Loose](#)

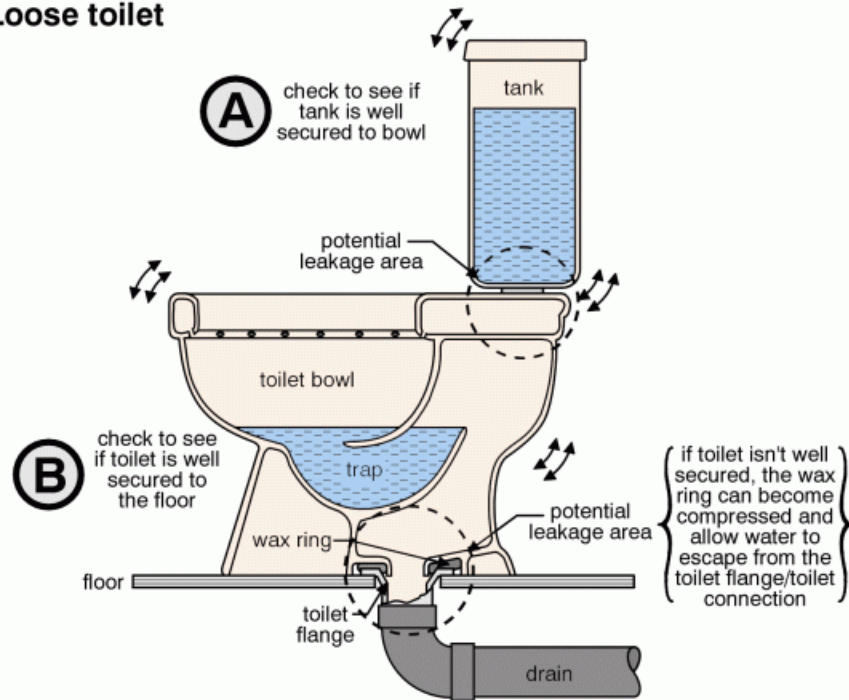
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Loose toilet



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: • Front of the basement

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 50 gallons

Water heater approximate age: • New

Water heater typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

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

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

Inspection Methods & Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • [We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing](#) its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.

For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the closing. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive. No attempt was made to locate drainage

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cleanout caps.

Findings and Recommendations

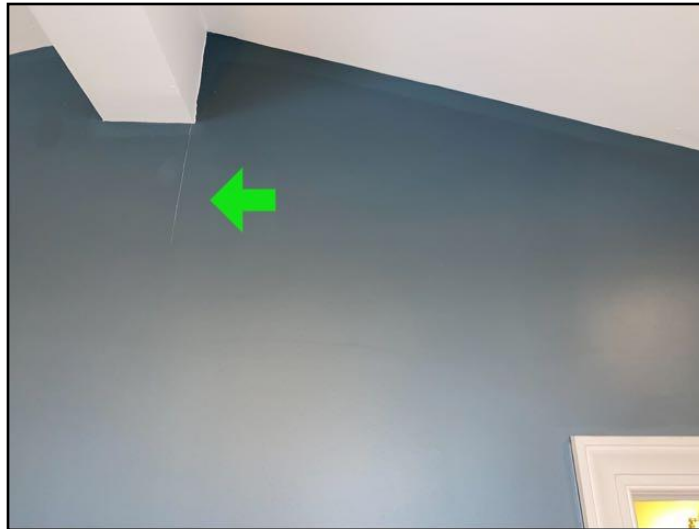
WALLS \ Plaster or drywall

28. Condition: • [Poor joints](#)

Location: Second Floor Family Room

Task: Improve

Time: Regular maintenance



FLOORS \ Concrete floors

29. Condition: • [Shaling, spalling](#)

Implication(s): Material deterioration

Location: Basement Utility Room

Task: Repair

Time: Immediate



INTERIOR

123 Main Street, Homewood, IL January 5, 2021

Report No. 12817, v.3

www.xcellenceinspectionservices.com

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DOORS \ Doors and frames

30. Condition: • [Damage](#)

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

Location: Basement

Task: Repair

Time: Immediate



DOORS \ Interior trim

31. Condition: • Damaged

Location: Garage

Task: Repair

Time: Regular maintenance



APPLIANCES \ Range

32. Condition: • Burner inoperative

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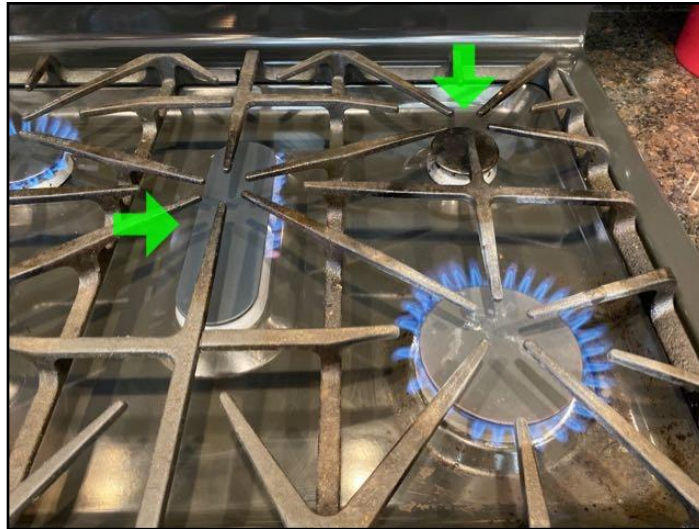
REFERENCE

Implication(s): System inoperative

Location: Kitchen

Task: Repair

Time: Immediate



General Information

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

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

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

Glazing: • [Double](#)

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

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Microwave oven • Door bell • Microwave/Exhaust Fan Combo • Range

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

Kitchen ventilation: • Recirculating type

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. In addition, most gas stoves, ovens, stackable units or other installed appliances have gas shut offs that may not be visible or accessible to the inspector as we cannot move appliances. Therefore, we cannot readily identify most gas shutoffs to the kitchen appliances. 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.

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms.

Basement leakage: • Cannot predict how often or how badly basement will leak

Garage door opener: • The garage door opener and sensors were operated using normal operating controls at the time of the inspection. The inspector does not vouch for age of the unit or future operability and recommends operation of opener by the buyer prior to closing.

END OF REPORT

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Sean Bacon

REFERENCE LIBRARY

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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