



BETTER VALUE

Property Inspections, Inc.

Inspection Report

Mr. John Doe

Property Address:
1234 Hamilton Ln,
Oak Brook IL 60523



Better Value Property Inspections, Inc.

Andrew Johnson
License #123456



Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 Structural Components.....	6
2 Exterior.....	7
3 Roofing.....	9
4 Plumbing System.....	11
5 Electrical System.....	13
6 Heating.....	14
7 Central Air Conditioning.....	15
8 Interiors.....	16
9 Insulation and Ventilation.....	18
10 Built-In Kitchen Appliances.....	19

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Property: 1234 Hamilton Ln, Oak Brook IL 60523	Customer: Mr. John Doe	Real Estate Professional:

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection and report do not address and are not intended to address the possible presence of a danger from any potentially harmful substances and environmental hazards, including, but not limited to radon, lead, asbestos, mold, mildew, formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, common and association-maintained areas of condominiums and townhouses, saunas, steam baths, or fixture and equipment, radio controlled devices, automatic gates, elevators, lifts, and thermostatic or time clock controls, furnace heat exchangers, freestanding appliances, security alarms and personal property, adequacy or efficiency of any system or component, prediction of life expectancy of any item, building code or zoning ordinance violation, geological stability or soil condition, structural stability or engineering analysis, termites, pests, water or air quality, electromagnetic radiation or any environmental hazard, building values appraisal or cost estimates. Condition of detached buildings, pool or spa bodies and underground piping (some of the above may be included in the inspection for additional fees - check with the inspector)

DEFINITIONS

The following definitions of comment descriptions represent this inspection report. 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.

LOCATIONS & DIRECTIONS USED IN THIS REPORT

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level, which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.

Age Of Home:

Over 25 Years

Home Faces:

North

Client Is Present:

Yes

Weather:

Cloudy

Temperature:

Over 60

Rain in last 3 days:

Yes

1. Structural Components

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Styles & Materials

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

2 X 10

WALL STRUCTURE:

WOOD

COLUMNS OR PIERS:

STEEL

CEILING STRUCTURE:

NOT VISIBLE

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS

ROOF-TYPE:

GABLE

METHOD USED TO OBSERVE ATTIC:

FROM ENTRY

ATTIC INFO:

STORAGE

LIGHT IN ATTIC

Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

1.1 WALLS (Structural)

Comments: Repair or Replace

One major crack is present on foundation wall at the front left corner of the house. Recommend a licensed masonry contractor inspect and repair as needed.



1.1 Picture 1

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

Signs of past/present leakage noted. Plywood sheathing is damaged from a roof leak. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. Unable to determine the status of the stains. Active leakage may be present. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

2. Exterior

Areas hidden from view by vegetation or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

Styles & Materials

SIDING MATERIAL:

VINYL

EXTERIOR ENTRY DOORS:

WOOD

APPURTENANCE:

DECK WITH STEPS

AUTO OPENER MANUFACTURER:

GENIE

GARAGE DOOR MATERIAL:

METAL

GARAGE DOOR TYPE:

ONE AUTOMATIC

DRIVEWAY:

CONCRETE

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

Repair damaged siding to the front wall. Wall cladding material should be at least eight inches above the grade to protect the cladding system and the structure from water damage. Repair as needed.



2.0 Picture 1

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

2.3 GARAGE

Comments: Repair or Replace

Garage door opener is using an extension cord as permanent wiring, and should have its own outlet (GFCI recommended). This is considered unsafe and needs correcting. Recommend a qualified licensed electrician inspect further and repair as needed.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

Negative slope was noted towards the front of house. This area does not appear to drain water away from home and needs landscaping and drainage corrected.

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

3. Roofing

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

Styles & Materials

ROOF COVERING:

COMPOSITION SHINGLES

VIEWED ROOF COVERING FROM:

LADDER

SKY LIGHT (S):

NONE

CHIMNEY (exterior):

BRICK

Items

3.0 ROOF COVERINGS

Comments: Inspected

General condition appears serviceable. The roof has several layers of shingles.



3.0 Picture 1

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Repair or Replace

Downspouts are discharging too close to the building. We recommend repositioning of the downspouts at least six feet from the building. Ineffective downspout discharge can result in damage to the lower section of the building and moisture getting inside.



3.3 Picture 1

4. Plumbing System

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

NOT VISIBLE

PLUMBING DISTRIBUTION:

COPPER

PLUMBING WASTE:

CAST IRON (OLD)

WATER HEATER POWER SOURCE:

ELECTRIC

CAPACITY:

65 GALLON

MANUFACTURER:

CRANE

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

Sink in the basement discharge to the sump pump. Sump pump is designed to handle only rain water accumulated around the building. Recommend a licensed plumber inspect further and correct as needed

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

One of two faucets leaks in the master bedroom bathroom on the upper level. Have a licensed plumber make proper repairs as needed.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

The temperature/pressure relief valve drain line is missing. This is a safety hazard and indicates a non-professional installation. We recommend a copper or galvanized steel drain line be extended to a safe location as required.



4.2 Picture 1

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut of valve is located in the basement.

4.4 SUMP PUMP

Comments: Inspected

Two sump pumps noted. One sump pump is missing cover. Its discharge pipe is installed in substandard manner. Water in the pipe may freeze and block the discharge. Recommend a licensed plumber inspect further and correct as needed.

5. Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in accordance with the manufacturers instructions, and tested regularly.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

OVERHEAD SERVICE

PANEL CAPACITY:

150 AMP

PANEL TYPE:

FUSES

ELEC. PANEL MANUFACTURER:

BRYANT

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

CONDUIT

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

One loose outlet was noted in the first bedroom to the right side. Recommend a licensed electrician inspect further and correct as needed.

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathrooms & kitchen outlets.

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main panel box is located in the basement. Sub panel box is located outside by air conditioner unit.

5.7 SMOKE DETECTORS

Comments: Repair or Replace

The smoke alarm(s) in the hallway on the main level did not respond to test button operation. Replace as needed.

6. Heating

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Styles & Materials

HEAT TYPE: FORCED AIR	ENERGY SOURCE: GAS	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
HEAT SYSTEM BRAND: AMANA	FILTER TYPE: DISPOSABLE	TYPES OF FIREPLACES: SOLID FUEL
OPERABLE FIREPLACES: ONE		

Items

6.0 HEATING EQUIPMENT

Comments: Inspected
Capacity of unit: 73,000 BTU, The furnace appears serviceable.

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

7. Central Air Conditioning

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

Styles & Materials

COOLING EQUIPMENT TYPE:

AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:

ELECTRICITY

CENTRAL AIR MANUFACTURER:

ARCOAIRE

NUMBER OF A/C UNITS:

ONE

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

We were unable to test the air condition due to outside temperature below 60 degrees. Before closing on this property, we suggest that you obtain assurance from the current owner that the A/C system functions as designed.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Styles & Materials

CEILING MATERIALS:

SUSPENDED CEILING PANELS

WALL MATERIAL:

DRYWALL

FLOOR COVERING(S):

TILE
WOOD

INTERIOR DOORS:

HOLLOW CORE

WINDOW TYPES:

DOUBLE-HUNG

CABINETRY:

WOOD

COUNTERTOP:

LAMINATE

Items

8.0 CEILINGS

Comments: Inspected

8.1 WALLS

Comments: Repair or Replace

Drywall to the rear wall in the bedroom 2 is damaged and needs repair. Recommend repair or replace as needed using a qualified contractor.



8.1 Picture 1

8.2 FLOORS

Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

Hand/guard rail for stairs to upper level are spaced too far apart for safety. Pickets more than 4 inches apart could allow an adult, child or pet to fall through. Recommend repair or replace by a qualified contractor.



8.3 Picture 1

8.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

9. Insulation and Ventilation

Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected.

Styles & Materials

ATTIC INSULATION:

BLOWN

R- VALUE:

R-19 OR BETTER

VENTILATION:

SOFFIT VENTS

EXHAUST FAN TYPES:

FAN ONLY

Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

10. Built-In Kitchen Appliances

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Styles & Materials

DISHWASHER:

BOSCH

EXHAUST/RANGE HOOD:

AMANA

RANGE/OVEN:

AMANA

BUILT-IN MICROWAVE:

AMANA

TRASH COMPACTORS:

NONE

REFRIGERATOR:

AMANA

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Repair or Replace

Range hood fan is noisy or vibrates. Repair as needed.

10.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

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