

Sample Home Inspection Report



Feel Safe Home Inspection LLC

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Needs Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage

1. Attached Garage Door Operation: Chain drive needs adjustment should not be that much slack in it



Exterior

2. Entire townhouse Exterior Surface Type: Aluminum siding - Siding next to patio door is pulled away water can get behind. Corner of fireplace siding needs repair it is pulled away and can cause water to enter house



3. Entry Doors: Trim around window broken needs repair



4. Window Screens: Screen is torn and will need repair



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Exterior (Continued)

Window Screens: (continued)



Attic

5. Main Attic Wiring/Lighting: No bulb in fixture



Bathroom

6. 2nd floor main Bathroom Toilets: Water continues to run after flushing very long time to fill fully



Bedroom

7. Master Bedroom Windows: Aluminum double hung - Window has fogging between the layers of glass



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Needs Repair Summary (Continued)

8. Behind bathroom Bedroom Electrical: 110 VAC outlets and lighting circuits - **Open or missing ground most outlets light bulb burned out**



Living Space

9. Living Room Living Space Windows: Aluminum double hung - **Window has fogging between the layers of glass**



Electrical

10. Garage Electric Panel Manufacturer: Federal Pacific - **Federal Pacific panel breakers have a history of not tripping when circuit overloading exists**



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Definitions

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Not Present Item not present or not found.

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Needs Repair Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: City: GURNEE State: IL

Zip:

Client Information

Client Name:

Client Address: City: State: Zip:

Phone: Email: Referrer Name: None

Inspection Company

Inspector Name Jon Brodzik Jr

Company Name Feel Safe Home Inspection LLC

Address: 15893 W Aime Lane

Phone: 2244306185

Email: Jon@feelsafehome.com Web: www. Feelsafehome.com

Amount Due: 325 Amount Received: 0

Conditions

Others Present: Buyer's Agent and Buyer Property Occupied: Vacant

Inspection Date: 2021-08-03

Start Time: 03:00 PM End Time: 06:00 PM

Utilities On: Yes

Temperature: 82 degrees

Weather: Sunny Soil Conditions: Dry

Space Below Grade: None

Building Type: Townhouse Garage: Attached

Water Source: City How Verified: Multiple Listing Service

Sewage Disposal: City How Verified: Multiple Listing Service

Permits Obtained: N/ A How Verified: N/ A

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Roof

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Townhouse Roof Surface

1. Method of Inspection: Ground level



2. Acceptable Material: Asphalt shingle

3. Type: Gable

4. Acceptable Flashing: Aluminum

5. Acceptable Plumbing Vents: PVC

6. Acceptable Electrical Mast: Underground utilities

7. Acceptable Gutters: Aluminum

8. Acceptable Downspouts: Aluminum

9. Acceptable Leader/ Extension: Buried to diverters



Back of townhouse Chimney

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Roof (Continued)

10. Acceptable Chimney: Framed, Metal pipe



11. Acceptable Flue/ Flue Cap: Metal

12. Acceptable Chimney Flashing: Aluminum

Lots and Grounds

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1. Acceptable Driveway: Concrete

2. Acceptable Walks: Concrete

3. Acceptable Steps/ Stoops: Concrete

4. Acceptable Porch: Concrete - Watch to make sure the porch doesn't further separate from house



5. Acceptable Deck: Painted wood

6. Acceptable Grading: Minor slope

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Garage

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Metal
3. Needs Repair Door Operation: Chain drive needs adjustment should not be that much slack in it



4. Acceptable Door Opener: Chamberlain
5. Acceptable Exterior Surface: Aluminum siding
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: 2x4 Truss
8. Acceptable Service Doors: Metal
9. Acceptable Ceiling: Paint
10. Acceptable Walls: Paint
11. Acceptable Floor/ Foundation: Poured concrete
12. Acceptable Electrical: 110 VAC GFCI and lights
13. Acceptable Gutters: Aluminum
14. Acceptable Downspouts: Aluminum

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Exterior

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Entire townhouse Exterior Surface

1. Needs Repair Type: Aluminum siding - Siding next to patio door is pulled away water can get behind. Corner of fireplace siding needs repair it is pulled away and can cause water to enter house



2. Acceptable Trim: Painted wood and aluminum
3. Acceptable Fascia: Painted wood
4. Acceptable Soffits: Painted wood
5. Acceptable Door Bell: Hard wired
6. Needs Repair Entry Doors: Trim around window broken needs repair



7. Acceptable Patio Door: Metal sliding - Screen door does not slide and Screen is torn

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Exterior (Continued)

Patio Door: (continued)



8. Acceptable Windows: Aluminum double hung

9. Needs Repair Window Screens: Screen is torn and will need repair



10. Acceptable

Exterior Lighting: Surface mounted lamps front and rear - Backlight has no bulb and sensor is missing



11. Acceptable

Exterior Electric Outlets: 110 VAC GFCI

12. Acceptable

Hose Bibs: Rotary

13. Acceptable

Gas Meter: Back of house next to patio door



14. Acceptable

Main Gas Valve: Located at gas meter

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Attic

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Main Attic

1. Acceptable Roof Framing: 2x4 Truss
2. Acceptable Sheathing: Strand board
3. Acceptable Ventilation: Roof and soffit vents
4. Acceptable Insulation: Batts
5. Acceptable Insulation Depth: 6 to 8 inches
6. Acceptable Vapor Barrier: Paper
7. Needs Repair Wiring/ Lighting: No bulb in fixture



8. Acceptable Moisture Penetration: None at time of inspection
9. Acceptable Bathroom Fan Venting: Electric fan

Bathroom

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2nd floor main Bathroom

1. Acceptable Electrical: 110 VAC GFCI
2. Not Present Closet:
3. Acceptable Ceiling: Paint
4. Acceptable Walls: Paint

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Bathroom (Continued)

- 5. Acceptable Floor: Faux wood
- 6. Not Present Windows:
- 7. Acceptable Counter/ Cabinet: Composite and wood
- 8. Acceptable Sink/Basin: One piece sink/counter tops
- 9. Acceptable Faucets/Traps:
- 10. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround - **Obvious water damage due to water penetration also leaking shower head**



- 11. Needs Repair Toilets: **Water continues to run after flushing very long time to fill fully**



- 12. Acceptable HVAC Source: Heating system register
 - 13. Acceptable Ventilation: Electric ventilation fan
-
- 1st floor main Half Bathroom
- 14. Not Present Closet:
 - 15. Acceptable Ceiling: Paint
 - 16. Acceptable Walls: Paint
 - 17. Acceptable Floor: Faux wood
 - 18. Not Present Windows:
 - 19. Acceptable Electrical: 110 VAC GFCI, lighting circuits
 - 20. Acceptable Counter/ Cabinet: Composite and wood
 - 21. Acceptable Sink/Basin: One piece sink/counter tops
 - 22. Acceptable Faucets/ Traps:
 - 23. Acceptable Toilets:
 - 24. Not Present HVAC Source:
 - 25. Acceptable Ventilation: Electric ventilation fan

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Bedroom

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Master Bedroom

1. Acceptable Closet: Walk In
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Carpet
5. Needs Repair Windows: Aluminum double hung - Window has fogging between the layers of glass



6. Acceptable Electrical: 110 VAC outlets and lighting circuits
7. Acceptable HVAC Source: Heating system register
8. Acceptable Smoke Detector:
9. Acceptable Carbon Monoxide Detector:

Behind bathroom Bedroom

10. Acceptable Closet: Single
11. Acceptable Ceiling: Paint
12. Acceptable Walls: Paint
13. Acceptable Floor: Carpet
14. Acceptable Windows: Aluminum slider
15. Needs Repair Electrical: 110 VAC outlets and lighting circuits - Open or missing ground most outlets light bulb burned out



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Bedroom (Continued)

- 16. Acceptable HVAC Source: Heating system register
 - 17. Acceptable Smoke Detector:
 - 18. Acceptable Carbon Monoxide Detector:
-
- Top of stairs Bedroom
- 19. Acceptable Closet: Single
 - 20. Acceptable Ceiling: Paint
 - 21. Acceptable Walls: Paint
 - 22. Acceptable Floor: Carpet
 - 23. Acceptable Windows: Aluminum double hung
 - 24. Acceptable Electrical: 110 VAC outlets and lighting circuits
 - 25. Acceptable HVAC Source: Heating system register
 - 26. Acceptable Smoke Detector:
 - 27. Acceptable Carbon Monoxide Detector:

Living Space

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Dining Room Living Space

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Windows: Aluminum double hung
- 6. Acceptable Electrical: 110 VAC outlets
- 7. Acceptable HVAC Source: Heating system register

Living Room Living Space

- 8. Acceptable Ceiling: Paint
- 9. Acceptable Walls: Paint
- 10. Acceptable Floor: Carpet
- 11. Needs Repair Windows: Aluminum double hung - Window has fogging between the layers of glass

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Living Space (Continued)

Windows: (continued)



- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable HVAC Source: Heating system register

Eating area Living Space

- 14. Acceptable Ceiling: Paint
- 15. Acceptable Walls: Paint
- 16. Acceptable Floor: Carpet
- 17. Acceptable Electrical: 110 VAC
- 18. Acceptable HVAC Source: Heating system register

Laundry Room/ Area

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1st Floor Laundry Room/ Area

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Faux wood
- 4. Acceptable Electrical: 110 VAC
- 5. Acceptable Washer Hose Bib: Rotary
- 6. Acceptable Washer and Dryer Electrical: 110 VAC
- 7. Acceptable Dryer Vent: Metal flex
- 8. Acceptable Dryer Gas Line: Cast iron

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Laundry Room/ Area (Continued)

9. Acceptable Washer Drain: Wall mounted drain



10. Acceptable Floor Drain: Not visible

Kitchen

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1st Floor Kitchen

1. Acceptable Cooking Appliances: Amana
2. Acceptable Ventilator: Broan
3. Acceptable Disposal: In-Sinkerator
4. Acceptable Dishwasher: Frigidaire
5. Air Gap Present? Yes
6. Acceptable Refrigerator:
7. Acceptable Sink: Stainless Steel
8. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
9. Acceptable Plumbing/Fixtures:
10. Acceptable Counter Tops: Formica
11. Acceptable Cabinets: Laminate and composite materials
12. Acceptable Ceiling: Paint
13. Acceptable Walls: Paint
14. Acceptable Floor: Faux wood
15. Acceptable HVAC Source: Heating system register

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Fireplace/ Wood Stove

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Living Room Fireplace

1. Acceptable Freestanding Stove: Wood burning - **Recommend cleaning and inspection prior to use**
2. Acceptable Fireplace Construction: Prefab
3. Type: Gas log
4. Acceptable Fireplace Insert: Standard
5. Acceptable Smoke Chamber: Metal
6. Acceptable Flue: Metal



7. Acceptable Damper: Metal
8. Acceptable Hearth: Flush mounted - **Loose brick**



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Plumbing

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- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Utility closet



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: PVC
- 5. Not Present Service Caps: Not visible
- 6. Acceptable Vent Pipes: PVC
- 7. Acceptable Gas Service Lines: Castiron

Utility Room Water Heater

- 8. Acceptable Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Richmond



- 10. Model Number: 6G50 38F3 Serial Number: Q141720235
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 4 years Area Served: Whole building
- 13. Acceptable Flue Pipe: Single wall
- 14. Acceptable TPRV and Drain Tube: Copper

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Air Conditioning

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Main AC System

1. Acceptable A/ C System Operation: Appears serviceable
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Carrier



5. Model Number: 24ABB324A310 Serial Number: 2412E29282
6. Area Served: Whole building Approximate Age: 9 years
7. Type: Central A/ C Capacity: 2 Ton
8. Acceptable Visible Coil: Copper core with aluminum fins
9. Acceptable Refrigerant Lines: Serviceable condition
10. Acceptable Electrical Disconnect: Pull type
11. Acceptable Exposed Ductwork: Metal
12. Acceptable Blower Fan/ Filters: Direct drive with disposable filter
13. Acceptable Thermostats: Programmable



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Heating System

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Main Heating System

1. Acceptable Heating System Operation: Appears functional
2. Manufacturer: Carrier



3. Model Number: 58ST070. 14108 Serial Number: 2011A20255
4. Type: Forced air Capacity: 66,000 BTUHR
5. Area Served: Whole building Approximate Age: 10 years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner



8. Acceptable Filter Size 16x25x1

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Heating System (Continued)

Filter Size (continued)



- 9. Acceptable Distribution: Metal duct
- 10. Acceptable Draft Control: Automatic
- 11. Acceptable Flue Pipe: Single wall
- 12. Acceptable Thermostats: Programmable
- 13. Suspected Asbestos: No

Electrical

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- 1. Service Size Amps: 100 Volts: 110-240 VAC
- 2. Acceptable Service: Copper



- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Not Present Aluminum Wiring:
- 6. Acceptable Ground: Plumbing and rod in ground

Garage Electric Panel

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Electrical (Continued)

7. Needs Repair Manufacturer: Federal Pacific - Federal Pacific panel breakers have a history of not tripping when circuit overloading exists



8. Maximum Capacity: 100 Amps
9. Acceptable Main Breaker Size: 100 Amps
10. Acceptable Empty Spaces 3