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Home Inspection Report For Sample Sample 12345 Sample Street, Sample City, IL 55555



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"helping you make an informed decision"

Sample Sample
12345 Sample St.
Sample City, IL 55555

1/26/2006

Dear Sample Sample,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,

Tom Kollias

Tom Kollias
Kollias Property Inspections Inc
"helping you make an informed decision"

SUMMARY

EXTERIOR

Downspouts

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

Window Wells

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.

Door Opener

SAFETY - The automatic retract feature of the overhead garage door motor is not operating. In my opinion this is an injury hazard and door operator should be adjusted, serviced or other appropriate action by a qualified garage door technician.

STRUCTURE

Foundation

REPAIR or REPLACE - One or more cracks are present in the foundation wall. In my opinion cracks can be found in most foundations. However, it can allow for water leakage. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Additional evaluation and appropriate corrective action by a qualified contractor is recommended.

ELECTRIC

Switches

REPAIR or REPLACE - A staircase leading to the basement is present without the ability to turn on or off the light at either the top or the bottom of the staircase. It is my opinion that it is dangerous to walk up or down stairs without illumination. I recommend you contact a qualified electrician to install a 3 way switch or other similar corrective measure at the stair landings.

Smoke Detectors

SAFETY - Smoke detectors are present. However, all or some of the some detectors are installed in improper locations. An improperly located smoke detector may not function properly if needed. Proper installation of smoke detectors is needed by a qualified professional familiar with proper placement procedures and smoke detector principles.

COOLING

Limitations

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I can not be responsible for any defects that I can not inspect.

PLUMBING

Showers

REPAIR or REPLACE - The wall surfaces around the shower lower level are deteriorated. There may be damaged wall material and other water damage behind the surface material. Water that gets in behind this finished surface can lead to additional damage to building materials and can result in water leaks into other areas. Appropriate corrective action is needed by a qualified contractor.

Laundry Tub

The overall condition is acceptable.

REPAIR or REPLACE - There is no water line shut-off present. Shut-off valves provide for greater accessibility in the event of an emergency or routine maintenance and repair. Many older fixtures were not equipped with shut-off valves. Upgrading and installation of shut-off valves is recommended by a qualified plumber.

INTERIOR

Staircase

SAFETY - The railing(s) at the basement stairs is loose. This is an increased fall hazard. Appropriate corrective action is needed by a qualified contractor.

ROOFING

ROOFING LIMITATIONS

Roof Inspected By:

I inspected the roofing by walking on the roof.

Limitations:

The entire roof was free and clear for me to inspect.

ROOFING DESCRIPTIONS

Main Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Garage Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Chimney:

MASONRY WITH A CLAY TILE LINER - The chimney is made of masonry brick with a clay tile flue liner on the inside.

ROOFING INSPECTABLE ITEMS

Main Roof:

The overall condition is acceptable.

Garage Roof:

The overall condition is acceptable.

Chimney:

The overall condition is acceptable.

Valley Flashing:

The overall condition is acceptable.

Hip & Ridge Flashing:

The overall condition is acceptable.

Roof to Wall Flashing:

The overall condition is acceptable.

Chimney Flashing:

The overall condition is acceptable.

Plumbing Stack Flashing:

The overall condition is acceptable.

Drip Edge Flashing:

The overall condition is acceptable.

EXTERIOR

EXTERIOR DESCRIPTIONS

Gutters:

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

Downspouts:

ALUMINUM - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

Soffit:

VINYL - The soffit is made of vinyl.

Fascia:

VINYL - The fascia is made of vinyl.

Windows:

The windows are casement type windows.

Wall Surfaces:

BRICK - The exterior wall surface is brick construction. This is a very durable wall surface that should last for many years. The brick surface should be inspected for cracks and damaged mortar once a year. This will allow for early detection of any problems so they may be fixed before they turn into major problems.

Walkways:

CONCRETE - The walkways are made of concrete.

Patios:

The patio is made of concrete

Driveways:

The driveway is made of Asphalt. This driveway should be seal-coated at least once a year as general maintenance.

Garage:

The garage is a two car attached garage.

EXTERIOR INSPECTABLE ITEMS

Gutters:

The overall condition is acceptable.

Downspouts:

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.



Picture Date:1/26/2006

Soffit:

The overall condition is acceptable.

Fascia:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Lot Topography:

REPAIR or REPLACE - The lot grading is flat around the house. In my opinion this may allow for water to go back to the foundation which can result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified landscaping contractor or landscape architect to mitigate the situation.

Doors:

The overall condition is acceptable.

Wall Surfaces:

The overall condition is acceptable.

Foundation Walls:

The overall condition is acceptable.

Landscaping:

The overall condition is acceptable.

Window Wells:

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.



Picture Date:1/26/2006

Walkways:

The overall condition is acceptable.

Patios:

The overall condition is acceptable.

Driveways:

The overall condition is acceptable.

Garage Floors:

The overall condition is acceptable.

Garage Overhead Door:

The overall condition is acceptable.

Door Opener:

SAFETY - The automatic retract feature of the overhead garage door motor is not operating. In my opinion this is an injury hazard and door operator should be adjusted, serviced or other appropriate action by a qualified garage door technician.

Garage Man Door:

The overall condition is acceptable.

STRUCTURE

STRUCTURE DESCRIPTIONS

Configuration:

Basement

Foundation:

Poured concrete

Post:

The posts are made of steel.

Beams:

Steel

Floor Construction:

Wood Joist

Bridging:

Bridging

Sub-Flooring:

Plywood

Walls:

Wood Frame

Roof Framing:

Wood rafters

STRUCTURE INSPECTABLE ITEMS

Footings:

This component was not present or able to be inspected.

Foundation:

REPAIR or REPLACE - One or more cracks are present in the foundation wall. In my opinion cracks can be found in most foundations. However, it can allow for water leakage. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. Additional evaluation and appropriate corrective action by a qualified contractor is recommended.



Picture Date:1/26/2006

Sill Plates:

The overall condition is acceptable.

Post:

The overall condition is acceptable.

Beams:

The overall condition is acceptable.

Floor Construction:

The overall condition is acceptable.

STRUCTURE INSPECTABLE ITEMS

Bridging:

The overall condition is acceptable.

Sub-Flooring:

The overall condition is acceptable.

Walls:

The overall condition is acceptable.

Stairway:

The overall condition is acceptable.

Roof Framing:

The overall condition is acceptable.

Roof Sheathing:

The overall condition is acceptable.

ELECTRIC

ELECTRIC LIMITATIONS

Limitations:

NOTICE - Smoke detectors are not tested for operation.

ELECTRIC DESCRIPTIONS

Service Entrance:

Underground

Service Size:

100 amps 110/220 volts

Main Disconnect Location:

Basement

Main Disconnect Size:

100 amps

Distribution Panel:

Breakers

System Grounding:

The ground wire is attached to the plumbing system.

Distribution Wiring:

Copper Insulated in Plastic

Outlets:

15 amp outlets

20 amp outlets

GFCI Outlets

ELECTRIC INSPECTABLE ITEMS

Service Entrance:

The overall condition is acceptable.

Main Disconnect Panel:

The overall condition is acceptable.

Distribution Panel:

The overall condition is acceptable.

Fuses / Breakers:

The overall condition is acceptable.

System Grounding:

The overall condition is acceptable.

Outlets:

The overall condition is acceptable.

Switches:

REPAIR or REPLACE - A staircase leading to the basement is present without the ability to turn on or off the light at either the top or the bottom of the staircase. It is my opinion that it is dangerous to walk up or down stairs without illumination. I recommend you contact a qualified electrician to install a 3 way switch or other similar corrective measure at the stair landings.

Lights:

The overall condition is acceptable.

ELECTRIC INSPECTABLE ITEMS

Smoke Detectors:

SAFETY - Smoke detectors are present. However, all or some of the some detectors are installed in improper locations. An improperly located smoke detector may not function properly if needed. Proper installation of smoke detectors is needed by a qualified professional familiar with proper placement procedures and smoke detector principles.

Carbon Monoxide Det:

This component was not present or able to be inspected.

HEATING

HEATING DESCRIPTIONS

Fuel:

Gas

Main Gas Shut Off:

The main gas shut off valve is located on the outside of the building.

Gas Piping:

Black Iron

Type of Heating System:

Gas Forced Air

Efficiency:

Conventional

Approximate Age:

The furnace is in its third quarter of its expected life.

Failure Probability:

Medium

HEATING INSPECTABLE ITEMS

Main Gas Shut Off:

The overall condition is acceptable

Gas Piping:

The overall condition is acceptable.

Primary Control:

The overall condition is acceptable.

Gas Valve:

The overall condition is acceptable.

Pilot Light:

The overall condition is acceptable.

Heat Shield:

The overall condition is acceptable.

Gas Burner:

The overall condition is acceptable.

Vent:

This component was unable to be inspected.

Clearance From Combustibles:

This component was not present or able to be inspected.

Thermostat:

The overall condition is acceptable.

Heat Exchanger:

The overall condition is acceptable.

Blower Fan:

The overall condition is acceptable.

HEATING INSPECTABLE ITEMS

Filter:

The overall condition is acceptable.

Ductwork:

The overall condition is acceptable.

Electric Wiring:

The overall condition is acceptable.

Chimney Liner:

This component was not present or able to be inspected.

COOLING

COOLING LIMITATIONS

Limitations:

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I can not be responsible for any defects that I can not inspect.

COOLING DESCRIPTIONS

Type of System:

Gas Chiller

Cooling Capacity:

Although a heat loss calculation study was not completed. It is my opinion that the cooling capacity is within a proper size range for this type and size of home.

Approximate Age:

The unit is in its third quarter of its expected life span

COOLING INSPECTABLE ITEMS

Outdoor Coil:

.This component was unable to be inspected.

Indoor Coil:

This component was unable to be inspected.

Compressor:

This component was unable to be inspected.

Refrigerant Lines:

The overall condition is acceptable.

Condensate Drain:

The overall condition is acceptable.

Outdoor Fan:

This component was unable to be inspected.

Whole House Fan:

The overall condition is acceptable.

PLUMBING

PLUMBING LIMITATIONS

Limitations:

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

PLUMBING DESCRIPTIONS

Service Piping Into House:

Copper

Supply Piping:

Copper

Waste Piping:

Plastic

Pumps:

Submersible

Location of Main Shut Off:

The main shut off is located in the basement

Water Heater:

Conventional Gas Fired

PLUMBING INSPECTABLE ITEMS

Service Piping Into House:

Copper

Supply Piping:

The overall condition is acceptable.

Water Flow (Functional Flow):

The overall condition is acceptable.

Waste Piping:

This component was unable to be inspected.

Venting:

This component was unable to be inspected.

Sump Pump:

The overall condition is acceptable.

Ejector Pump:

The overall condition is acceptable.

Outdoor Spigots:

This component was unable to be inspected.

Sinks:

The overall condition is acceptable.

Toilets:

The overall condition is acceptable.

PLUMBING INSPECTABLE ITEMS

Bathtubs:

The overall condition is acceptable.

Showers:

REPAIR or REPLACE - The wall surfaces around the shower lower level are deteriorated. There may be damaged wall material and other water damage behind the surface material. Water that gets in behind this finished surface can lead to additional damage to building materials and can result in water leaks into other areas. Appropriate corrective action is needed by a qualified contractor.

Kitchen Sink:

The overall condition is acceptable.

Laundry Tub:

The overall condition is acceptable.

REPAIR or REPLACE - There is no water line shut-off present. Shut-off valves provide for greater accessibility in the event of an emergency or routine maintenance and repair. Many older fixtures were not equipped with shut-off valves. Upgrading and installation of shut-off valves is recommended by a qualified plumber.

Water Heater:

The overall condition is acceptable.

INTERIOR

INTERIOR DESCRIPTIONS

Major Floor Finishes:

Poured concrete basement floor.
Carpeting in Living Room, Dining Room and Bedrooms
Ceramic tile kitchen and Bath floors

Major Wall Finishes:

Drywall

Major Ceiling Finishes:

Drywall

Exterior Doors:

WOOD - The exterior doors are solid core made of wood.

Interior Doors:

WOOD - The interior doors are hollow core wood.

Fireplaces:

Masonry

INTERIOR INSPECTABLE ITEMS

Major Floor Finishes:

The overall condition is acceptable.

Major Wall Finishes:

The overall condition is acceptable.

Major Ceiling Finishes:

The overall condition is acceptable.

Windows:

The overall condition is acceptable.

Exterior Doors:

The overall condition is acceptable.

Interior Doors:

The overall condition is acceptable.

Fireplaces:

The overall condition is acceptable.

Cabinets:

The overall condition is acceptable.

Interior Trim Work:

The overall condition is acceptable.

Staircase:

SAFETY - The railing(s) at the basement stairs is loose. This is an increased fall hazard. Appropriate corrective action is needed by a qualified contractor.

Closet:

The overall condition is acceptable.

INSULATION

INSULATION DESCRIPTIONS

Main Attic:

Cellulose

Walls:

Fiberglass

Vapor Barrier:

Unable to determine

Roof Ventilation:

Soffit Vents

Ridge Vent

INSULATION INSPECTABLE ITEMS

Main Attic:

The overall condition is acceptable.

Air Barrier:

This component was unable to be inspected.

Vapor Barrier:

This component was unable to be inspected.

Roof Ventilation:

The overall condition is acceptable.

Hatch:

The overall condition is acceptable.

APPLIANCES

APPLIANCES LIMITATIONS

Limitations:

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

APPLIANCES DESCRIPTIONS

Range:

The range operates with gas.

Oven:

The oven operates with gas.

APPLIANCES INSPECTABLE ITEMS

Range:

The overall condition is acceptable.

Oven:

The overall condition is acceptable.

Exhaust Vents:

The overall condition is acceptable.

Dishwasher:

This component was unable to be inspected.

Garbage Disposal:

This component was not present or able to be inspected.

Trash Compactor:

This component was not present or able to be inspected.

Central Vacuum:

This component was not present or able to be inspected.

Door Bell:

The overall condition is acceptable.

Refrigerator:

The overall condition is acceptable.

Clothes Washer:

The overall condition is acceptable.

Clothes Dryer:

The overall condition is acceptable.