



Inspection Report

Mr. Carlos Fernandez

Property Address:
1234 Anystreet
Chicago IL 60647



Above Grade Home Inspectors

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Date: 10/11/2017	Time: 02:00 PM	Report ID:
Property: 1234 Anystreet Chicago IL 60647	Customer: Mr. Carlos Fernandez	Real Estate Professional: Peter Sandoval Mi Casa Real Estate

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. 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.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and Seller and both agents

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

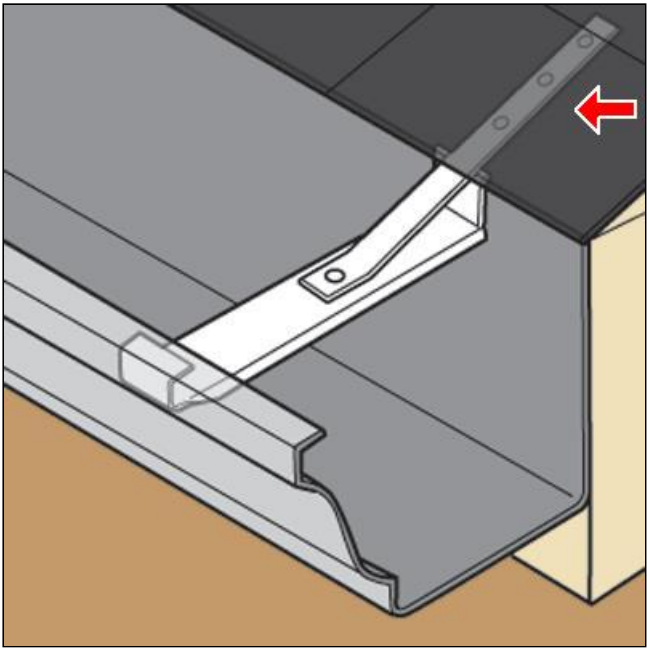
Styles & Materials		
Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural Shingles	Ground	None
	Binoculars	
Chimney (exterior):		
Metal Flue Pipe		

Items
1.0 Roof Coverings
Comments: Inspected
1.1 Flashings
Comments: Inspected
1.2 Skylights, Chimneys and Roof Penetrations
Comments: Inspected
1.3 Roof Drainage Systems
Comments: Inspected, Repair or Replace
Downspout drains too close to the building, this can cause uneven swelling of expansive soils and may result in shifting and cracking foundations, sidewalks, driveways and parking lots next to the building. Have a licensed contractor extend the downspouts to drain at least 6 feet from the structure.

Section Photos



1.3 Item 1(Picture) Gutter hangers are installed over roofing shingles. Nails driven through the top of the shingles may lead to moisture intrusion. Repairs are needed.



1.3 Item 2(Picture) Example of strap installation.



1.3 Item 3(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 4(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 5(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 6(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material: Vinyl	Siding Style: Lap	Exterior Entry Doors: Wood
Appurtenance: Porch	Driveway: Street Parking	

Items

- 2.0 Wall Cladding Flashing and Trim
- Comments: Inspected, Repair or Replace
- The Vinyl siding at the exterior in areas is damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.
- 2.1 Doors (Exterior)
- Comments: Inspected, Repair or Replace
- Have a licensed contractor repair or replace rear sliding patio door. Further deterioration may occur if not corrected.

2.2 Windows

Comments: Inspected, Repair or Replace

Have a licensed contractor replace missing window screen(s) to prevent intrusion of pests.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

Have a licensed contractor repair or replace front and rear porch structures as needed. Further deterioration may occur if not corrected.

Have a licensed contractor install handrail at rear basement stairs. A fall or injury may occur if not corrected.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected

Section Photos



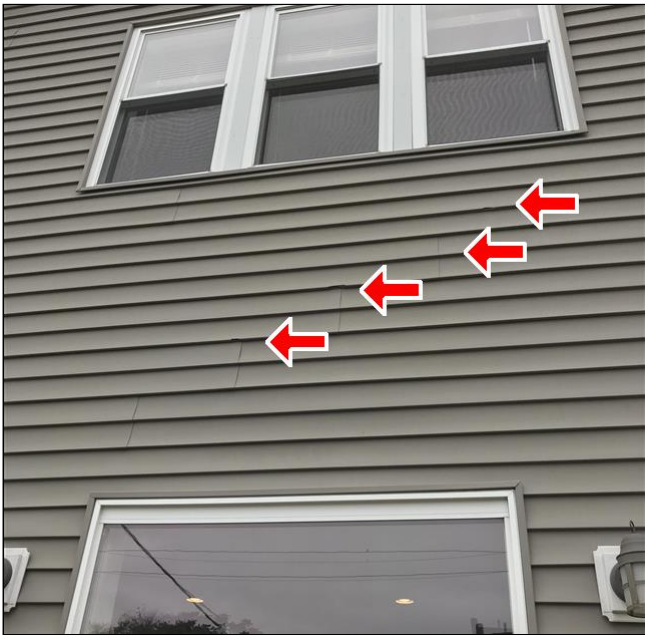
2.0 Item 1(Picture) Vinyl siding corner piece is damaged at the right side of home (when facing front).



2.0 Item 2(Picture) Vinyl siding at left basement window (when facing front) is damaged.



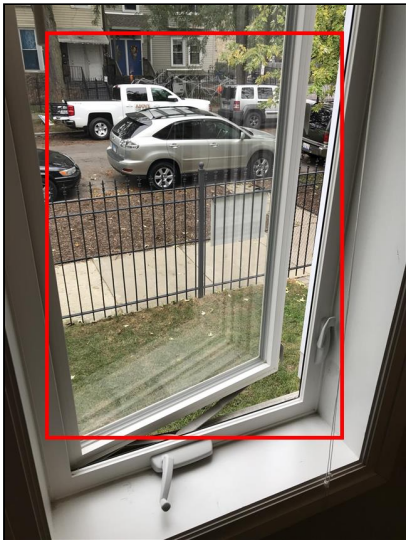
2.0 Item 3(Picture) Vinyl siding at right basement window (when facing front) is damaged.



2.0 Item 4(Picture) Siding is damaged at rear of home.



2.1 Item 1(Picture) Rear patio door is damaged at exterior. Repair or replacement needed.



2.2 Item 1(Picture) Missing screens at windows throughout home.



2.3 Item 1(Picture) Front porch support post is not properly attached to pier. Repairs are needed.



2.3 Item 2(Picture) Rear porch is weathered/deteriorated. There are nails that are backing out of the floor boards that may pose a trip hazard. Safety hazard.



2.3 Item 3(Picture) Missing handrail at stairs to basement (rear). Safety hazard.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials		
Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER
Items		

3.0 Garage Fascia & Soffit Boards
Comments: Inspected

- 3.1 Garage Ceilings
- Comments: Inspected
- 3.2 Garage Walls (including Firewall Separation)
- Comments: Inspected
- 3.3 Garage Floor
- Comments: Inspected
- 3.4 Garage Door (s)
- Comments: Inspected
- 3.5 Occupant Door (from garage to inside of home)
- Comments: Inspected
- 3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)
- Comments: Inspected
- 3.7 Garage Draining System
- Comments: Not Present
- This is for your information only.

Section Photos



3.7 Item 1(Picture) Garage lacks gutters and downspouts.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Tile Wood
Interior Doors: Wood	Window Types: Single-hung	Window Manufacturer: Weather Guard
Cabinetry: Wood	Countertop: Granite	

Items

- 4.0 Ceilings
- Comments: Inspected, Repair or Replace

The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.

4.1 Walls

Comments: Inspected, Repair or Replace

The sheetrock on the wall has a settlement crack at the Master Bedroom. Repairs are needed. A qualified person should repair or replace as needed.

4.2 Floors

Comments: Inspected, Repair or Replace

Have a licensed contractor repair or replace damaged tile as needed.

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected, Repair or Replace

The hand/guard rail for the stairs to basement is missing. A fall or injury could occur if not corrected. A handrail should be installed for safety A qualified contractor should perform the work.

4.4 Counters and Cabinets (representative number)

Comments: Inspected, Repair or Replace

Drawer track in master bath does not work smoothly. I recommend repair or replace as necessary.

4.5 Doors (representative number)

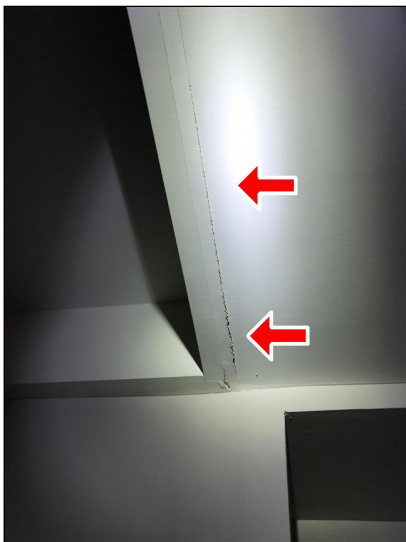
Comments: Inspected, Repair or Replace

Have a licensed contractor repair or replace the doors/hardware in order for them to close properly.

4.6 Windows (representative number)

Comments: Inspected

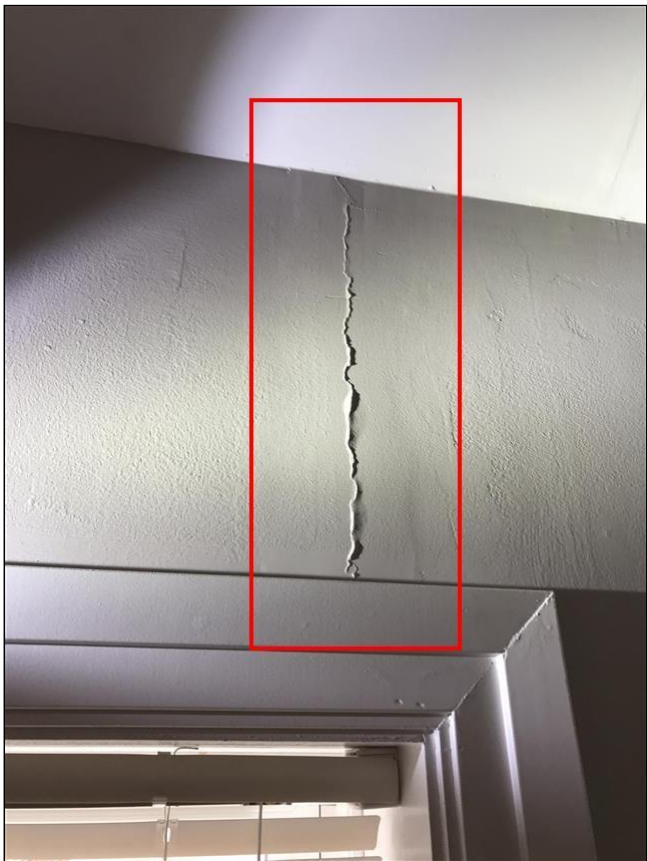
Section Photos



4.0 Item 1(Picture) The Drywall on the ceiling reveals tape and nail bed areas (cosmetic) at the bedroom.



4.1 Item 1(Picture) Cracked wall tile in shower at first floor bathroom. This is cosmetic and for your information only.



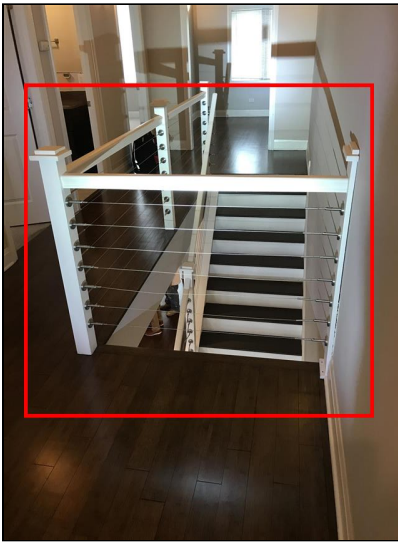
4.1 Item 2(Picture) Settlement crack in wall along master bedroom (right side when facing front of home).



4.2 Item 1(Picture) Damaged tile at entrance to master bathroom (from master bedroom).



4.2 Item 2(Picture) Noticeable gaps at flooring at second floor.



4.3 Item 1(Picture) Guardrails at landing are easily climbable (ladder effect) by small children. Safety hazard.



4.3 Item 2(Picture) Guardrails at landing are easily climbable (ladder effect) by small children. Safety hazard.



4.3 Item 3(Picture) Stairs to basement are missing handrail. Safety hazard.



4.4 Item 1(Picture) Master bathroom cabinet drawer does not operate smoothly.



4.5 Item 1(Picture) Pocket door hardware does not engage properly at master bathroom.



4.5 Item 2(Picture) Front bedroom door does not close properly due to alignment.



4.5 Item 3(Picture) Main entry door hardware sticks at door frame.



4.5 Item 4(Picture) Missing door hardware at mechanical room bi fold door.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Engineered floor trusses
Wall Structure: Wood	Columns or Piers: Supporting walls	Ceiling Structure: Not visible
Roof Structure: Not visible	Roof-Type: Gable	Method used to observe attic: Inaccessible
Attic info: No access		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Repair or Replace
Have a licensed contractor remove wall covering and inspect structure below for moisture damage.

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Not Inspected

5.5 Roof Structure and Attic

Comments: Not Inspected

Section Photos



5.0 Item 1(Picture) Area where elevated moisture levels were detected.



5.0 Item 2(Picture) Moisture meter detected 100 percent moisture (live leak) in drywall behind hot water heater. Repairs are needed.



5.0 Item 3(Picture) Moisture meter detected 73.5 percent moisture (live leak) in laundry room wall (wall adjacent to hot water heater). Repairs are needed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None (We do not inspect filtration systems)	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 1 1/2" Diameter (undersized)	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 75 Gallon	Manufacturer: RICHMOND

Water Heater Location:

Basement

Items

6.0 Plumbing Drain, Waste and Vent Systems**Comments:** Inspected, Repair or Replace

Have a licensed plumber clear drain as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures**Comments:** Inspected, Repair or Replace

The water pressure over-all is poor and would not pass "functional flow." Which is determined by running water in sink and shower while toilet is flushed. If shower spray remains, it passes. A cause for weak or poor pressure can vary from simple to complex. The repair could also be simple to complex.

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**Comments:** Inspected, Repair or Replace

Hot water heater was in "vacation mode" at the time of inspection and was not tested. A qualified licensed plumber should repair or correct as needed.

6.3 Main Water Shut-off Device (Describe location)**Comments:** Inspected

This is for your information.

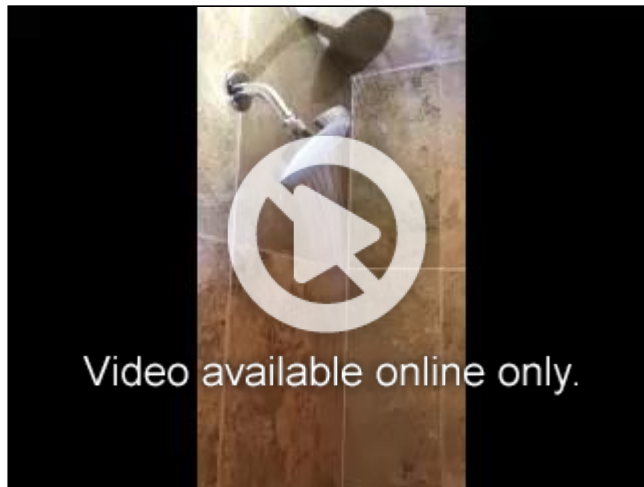
6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected**6.5 Main Fuel Shut-off (Describe Location)****Comments:** Inspected**6.6 Sump Pump****Comments:** Inspected

This is for your information only.

Section Photos



6.0 Item 1(Picture) Master bathroom sink (on right) is slow to drain.



6.1 Item 1(Video) Low water pressure at master bathroom.



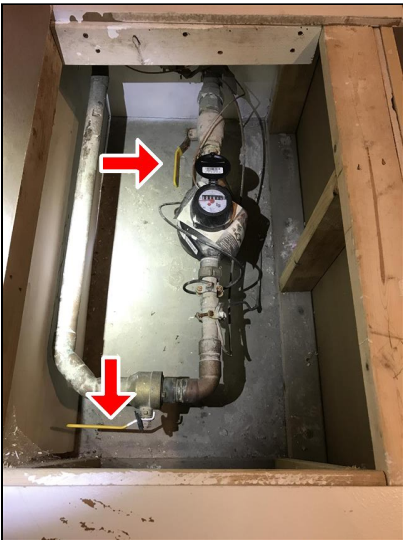
6.1 Item 2(Video) Loose fixture at first floor bathroom sink.



6.2 Item 1(Picture) The water heater appears to be leaking at bottom (visible rust). A replacement may be needed. Further deterioration may occur if not



6.2 Item 2(Picture) Hot water heater manufactured 07/10



6.3 Item 1(Picture) The main shut off is the yellow lever located in the basement on the front wall.



6.6 Item 1(Picture) Sump pump may be accidentally turned off due to switch placement.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead service	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SIEMENS	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Conduit

Items

- 7.0 Service Entrance Conductors
Comments: Inspected
- 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Comments: Inspected
- 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected

- 7.3 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: Inspected, Repair or Replace

Have a licensed contractor place live wires in junction box and install cover. Shock hazard.
- 7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Repair or Replace

Have a licensed contractor repair or replace bulb/fixture in first floor bathroom shower.
- 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

Have a licensed electrician repair the faulty GFCI in the laundry room. Shock hazard.
- 7.6 Location of Main and Distribution Panels

Comments: Inspected
- 7.7 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 7.8 Carbon Monoxide Detectors

Comments: Inspected

Always test carbon monoxide detectors upon moving into home.

Section Photos



7.3 Item 1(Picture) Open electrical junction box in basement ceiling.



7.4 Item 1(Picture) Light fixture in bathroom shower on first floor did not function at the time of inspection.



7.5 Item 1(Picture) GFCI did not trip at the laundry room. Shock hazard.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Gas	One
Heat System Brand:	Ductwork:	Filter Type:
RHEEM	Non-insulated	Disposable
Filter Size:	Types of Fireplaces:	Operable Fireplaces:
20x25	None	None
Number of Woodstoves:	Cooling Equipment Type:	Cooling Equipment Energy Source:
None	Central Air Conditioning	Electricity
Central Air Manufacturer:	Number of AC Only Units:	
LENNOX	One	

- Items
- 8.0 Heating Equipment

Comments: Inspected, Repair or Replace

Have a licensed HVAC contractor service the heating unit. Further deterioration may occur if not corrected.
- 8.1 Normal Operating Controls

Comments: Inspected
- 8.2 Automatic Safety Controls

Comments: Inspected
- 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected
- 8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected
- 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected
- 8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present
- 8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present
- 8.8 Cooling and Air Handler Equipment

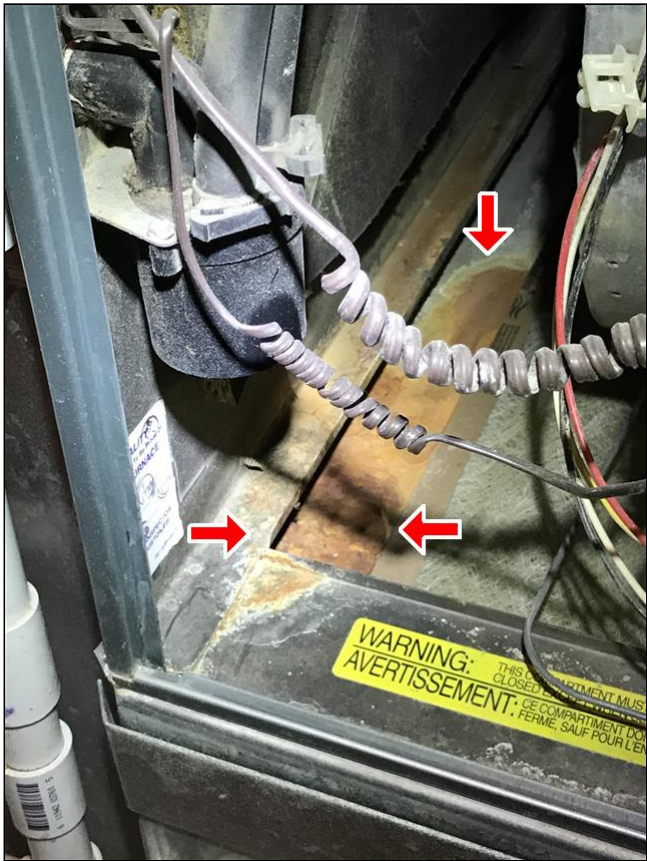
Comments: Inspected

This is for your information only.
- 8.9 Normal Operating Controls

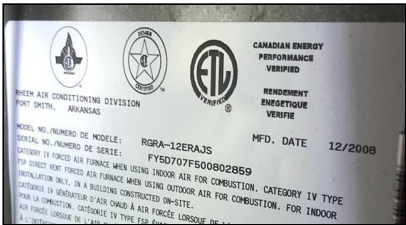
Comments: Inspected
- 8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

Section Photos



8.0 Item 1(Picture) Signs of a previous leak at furnace (interior cabinet).



8.0 Item 2(Picture) Furnace manufactured 12/08.



8.8 Item 1(Picture) Air conditioning condenser manufactured 04/17.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Unknown	Ventilation: Passive	Exhaust Fans: Fan only
Dryer Power Source: Gas Connection	Dryer Vent: Flexible Vinyl	Floor System Insulation: NONE

Items

9.0 Insulation in Attic

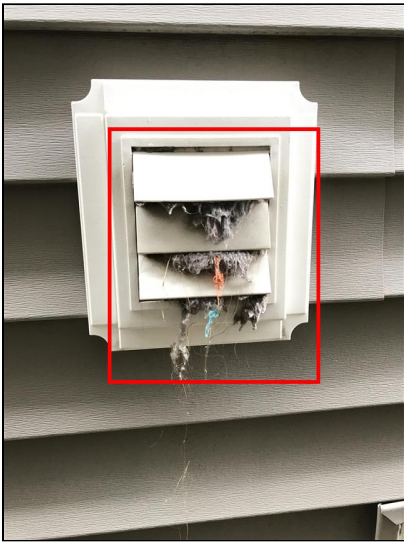
Comments: Not Inspected

9.1 Insulation Under Floor System

Comments: Not Present

- 9.2 Vapor Retarders (in Crawlspace or basement)
Comments: Inspected
- 9.3 Ventilation of Attic and Foundation Areas
Comments: Not Inspected
- 9.4 Venting Systems (Kitchens, Baths and Laundry)
Comments: Inspected, Repair or Replace
Have a qualified person clean dryer vent lint. This is routine maintenance and for your information only.
- 9.5 Ventilation Fans and Thermostatic Controls in Attic
Comments: Not Inspected

Section Photos



9.4 Item 1(Picture) Dryer vent is clogged at right side of home (when facing front). Fire hazard.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Range/Oven: Operable	Dishwasher Brand: KITCHENAID	Disposer Brand: BADGER
Exhaust/Range hood: NONE	Built in Microwave: NONE	Trash Compactors: NONE
Refrigerator: FRIGIDAIRE		

Items

10.0 Ranges/Ovens/Cooktops

Comments: Inspected, Repair or Replace

Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath. Have a licensed contractor install anti tip bracket.

10.1 Range Hood (s)

Comments: Not Present, Repair or Replace

I recommend repair or replace as needed.

10.2 Microwave Cooking Equipment

Comments: Not Present

10.3 Refrigerator

Comments: Inspected, Repair or Replace

Have a licensed contractor repair or replace water line as needed.

10.4 Dishwasher

Comments: Inspected, Repair or Replace

I recommend repair as necessary.

10.5 Food Waste Disposer

Comments: Inspected

10.6 Trash Compactor

Comments: Not Present

10.7 In Unit Washer/Dryer

Comments: Inspected

Section Photos



10.0 Item 1(Picture) Stove/range is missing anti tip bracket. Safety hazard.



10.1 Item 1(Picture) The range hood fan is missing.



10.3 Item 1(Picture) Refrigerator water dispenser and ice maker did not function at the time of inspection.



10.4 Item 1(Picture) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw).

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Above Grade Home Inspectors

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Chicago, IL 60605

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Customer

Mr. Carlos Fernandez

Address

1234 Anystreet

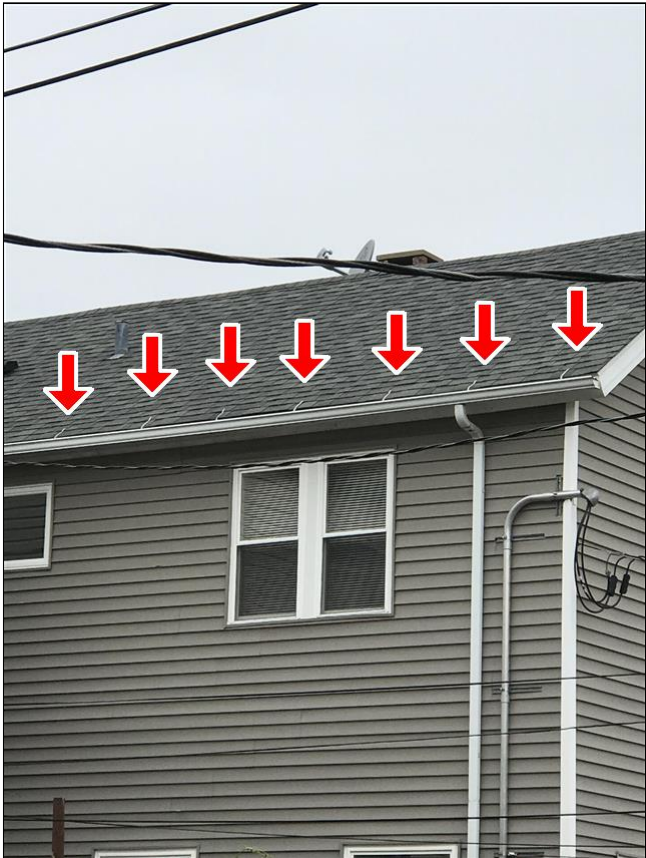
Chicago IL 60647

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

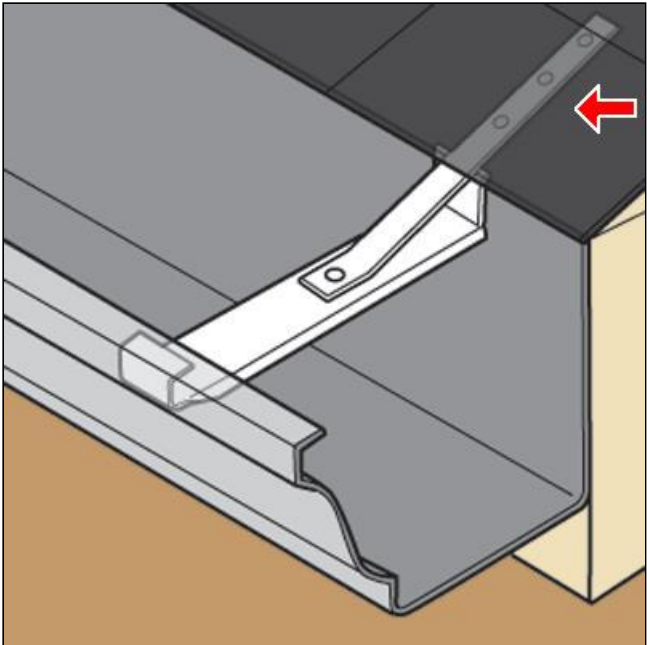
1. Roofing

1.3 Roof Drainage Systems

Inspected, Repair or Replace



1.3 Item 1(Picture) Gutter hangers are installed over roofing shingles. Nails driven through the top of the shingles may lead to moisture intrusion. Repairs are needed.



1.3 Item 2(Picture) Example of strap installation.



1.3 Item 3(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 4(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 5(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.



1.3 Item 6(Picture) Downspout drains too close to the building, further deterioration may occur if not corrected.

Downspout drains too close to the building, this can cause uneven swelling of expansive soils and may result in shifting and cracking foundations, sidewalks, driveways and parking lots next to the building. Have a licensed contractor extend the downspouts to drain at least 6 feet from the structure.

2. Exterior



2.0 Wall Cladding Flashing and Trim Inspected, Repair or Replace



2.0 Item 1(Picture) Vinyl siding corner piece is damaged at the right side of home (when facing front).



2.0 Item 2(Picture) Vinyl siding at left basement window (when facing front) is damaged.



2.0 Item 3(Picture) Vinyl siding at right basement window (when facing front) is damaged.



2.0 Item 4(Picture) Siding is damaged at rear of home.

The Vinyl siding at the exterior in areas is damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

- 2.1 Doors (Exterior)
Inspected, Repair or Replace

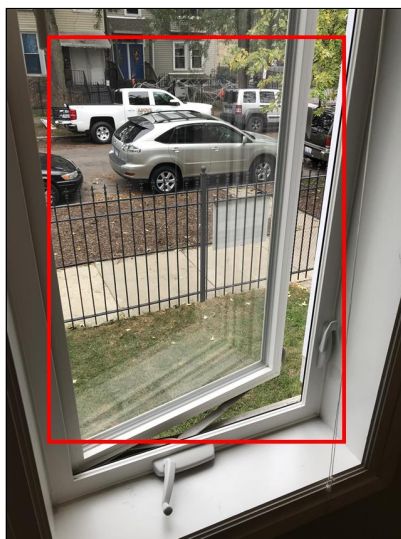


2.1 Item 1(Picture) Rear patio door is damaged at exterior. Repair or replacement needed.

Have a licensed contractor repair or replace rear sliding patio door. Further deterioration may occur if not corrected.

2.2 Windows

Inspected, Repair or Replace



2.2 Item 1(Picture) Missing screens at windows throughout home.

Have a licensed contractor replace missing window screen(s) to prevent intrusion of pests.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace



2.3 Item 1(Picture) Front porch support post is not properly attached to pier. Repairs are needed.



2.3 Item 2(Picture) Rear porch is weathered/deteriorated. There are nails that are backing out of the floor boards that may pose a trip hazard. Safety hazard.



2.3 Item 3(Picture) Missing handrail at stairs to basement (rear). Safety hazard.

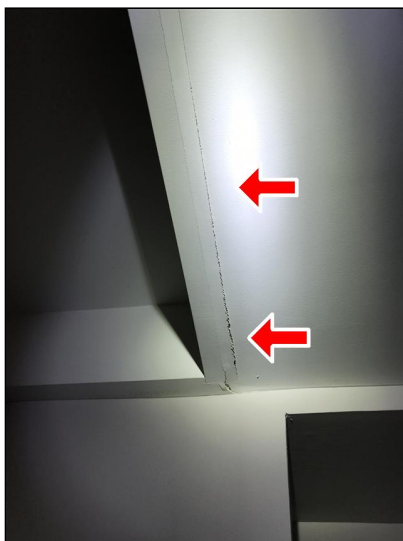
Have a licensed contractor repair or replace front and rear porch structures as needed. Further deterioration may occur if not corrected.

Have a licensed contractor install handrail at rear basement stairs. A fall or injury may occur if not corrected.

4. Interiors

4.0 Ceilings

Inspected, Repair or Replace



4.0 Item 1(Picture) The Drywall on the ceiling reveals tape and nail bed areas (cosmetic) at the bedroom.

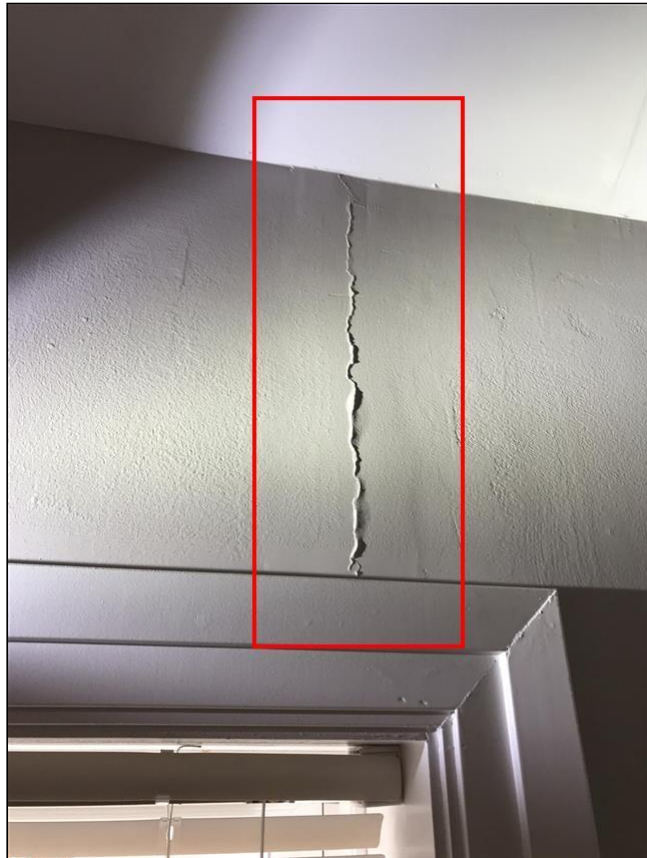
The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.

4.1 Walls

Inspected, Repair or Replace



4.1 Item 1(Picture) Cracked wall tile in shower at first floor bathroom. This is cosmetic and for your information only.

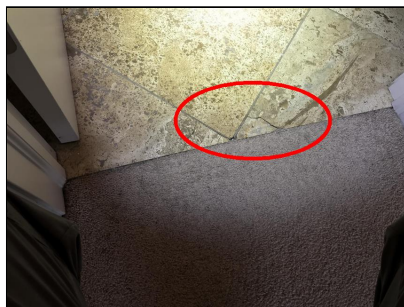


4.1 Item 2(Picture) Settlement crack in wall along master bedroom (right side when facing front of home).

The sheetrock on the wall has a settlement crack at the Master Bedroom. Repairs are needed. A qualified person should repair or replace as needed.

4.2 Floors

Inspected, Repair or Replace



4.2 Item 1(Picture) Damaged tile at entrance to master bathroom (from master bedroom).

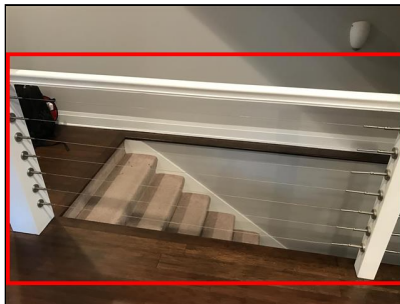


4.2 Item 2(Picture) Noticeable gaps at flooring at second floor.

Have a licensed contractor repair or replace damaged tile as needed.

4.3 Steps, Stairways, Balconies and Railings**Inspected, Repair or Replace**

4.3 Item 1(Picture) Guardrails at landing are easily climbable (ladder effect) by small children. Safety hazard.



4.3 Item 2(Picture) Guardrails at landing are easily climbable (ladder effect) by small children. Safety hazard.



4.3 Item 3(Picture) Stairs to basement are missing handrail. Safety hazard.

The hand/guard rail for the stairs to basement is missing. A fall or injury could occur if not corrected. A handrail should be installed for safety A qualified contractor should perform the work.

4.4 Counters and Cabinets (representative number)**Inspected, Repair or Replace**

4.4 Item 1(Picture) Master bathroom cabinet drawer does not operate smoothly.

Drawer track in master bath does not work smoothly. I recommend repair or replace as necessary.

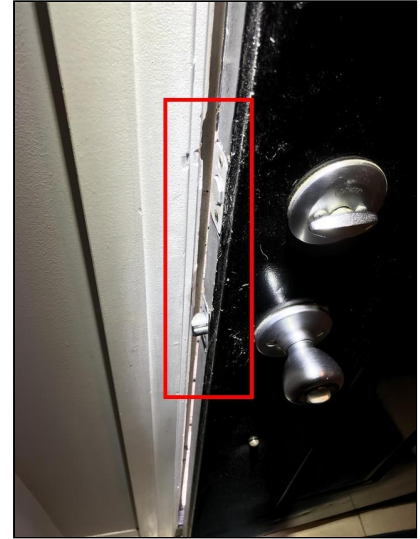
4.5 Doors (representative number)**Inspected, Repair or Replace**



4.5 Item 1(Picture) Pocket door hardware does not engage properly at master bathroom.



4.5 Item 2(Picture) Front bedroom door does not close properly due to alignment.



4.5 Item 3(Picture) Main entry door hardware sticks at door frame.



4.5 Item 4(Picture) Missing door hardware at mechanical room bi fold door.

Have a licensed contractor repair or replace the doors/hardware in order for them to close properly.

5. Structural Components

5.0 Foundations, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

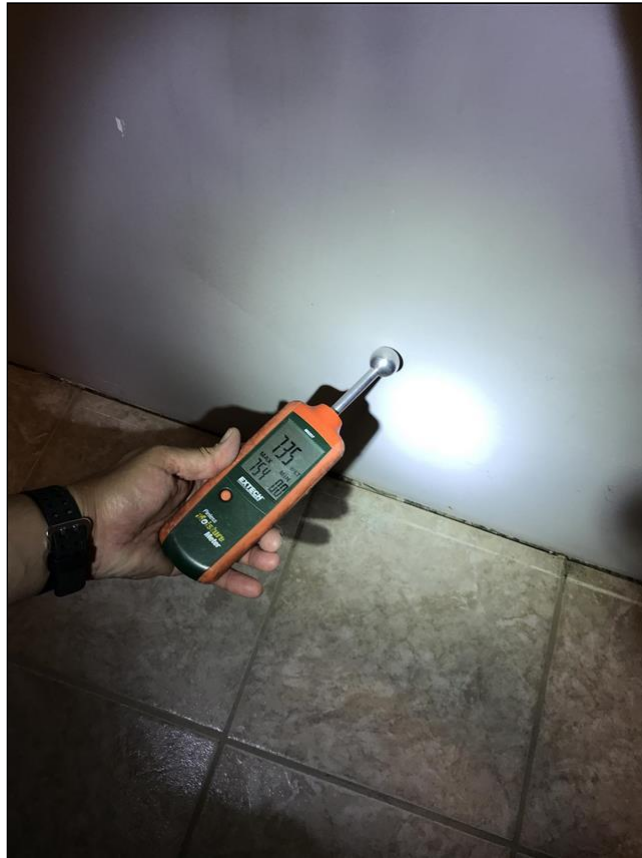
Inspected, Repair or Replace



5.0 Item 1(Picture) Area where elevated moisture levels were detected.



5.0 Item 2(Picture) Moisture meter detected 100 percent moisture (live leak) in drywall behind hot water heater. Repairs are needed.



5.0 Item 3(Picture) Moisture meter detected 73.5 percent moisture (live leak) in laundry room wall (wall adjacent to hot water heater). Repairs are needed.

Have a licensed contractor remove wall covering and inspect structure below for moisture damage.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

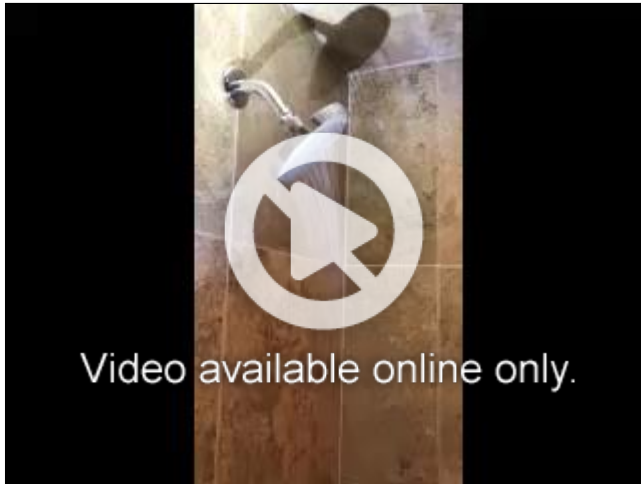
Inspected, Repair or Replace



6.0 Item 1(Picture) Master bathroom sink (on right) is slow to drain.

Have a licensed plumber clear drain as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures
Inspected, Repair or Replace



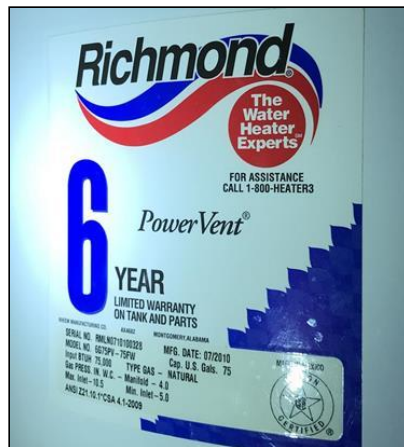
6.1 Item 1(Video) Low water pressure at master bathroom.



6.1 Item 2(Video) Loose fixture at first floor bathroom sink.

The water pressure over-all is poor and would not pass "functional flow." Which is determined by running water in sink and shower while toilet is flushed. If shower spray remains, it passes. A cause for weak or poor pressure can vary from simple to complex. The repair could also be simple to complex.

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents
Inspected, Repair or Replace



6.2 Item 2(Picture) Hot water heater manufactured 07/10

6.2 Item 1(Picture) The water heater appears to be leaking at bottom (visible rust). A replacement may be needed. Further deterioration may occur if not

Hot water heater was in "vacation mode" at the time of inspection and was not tested. A qualified licensed plumber should repair or correct as needed.

7. Electrical System

- 7.3 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)**
Inspected, Repair or Replace



7.3 Item 1(Picture) Open electrical junction box in basement ceiling.

Have a licensed contractor place live wires in junction box and install cover. Shock hazard.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace



7.4 Item 1(Picture) Light fixture in bathroom shower on first floor did not function at the time of inspection.

Have a licensed contractor repair or replace bulb/fixture in first floor bathroom shower.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

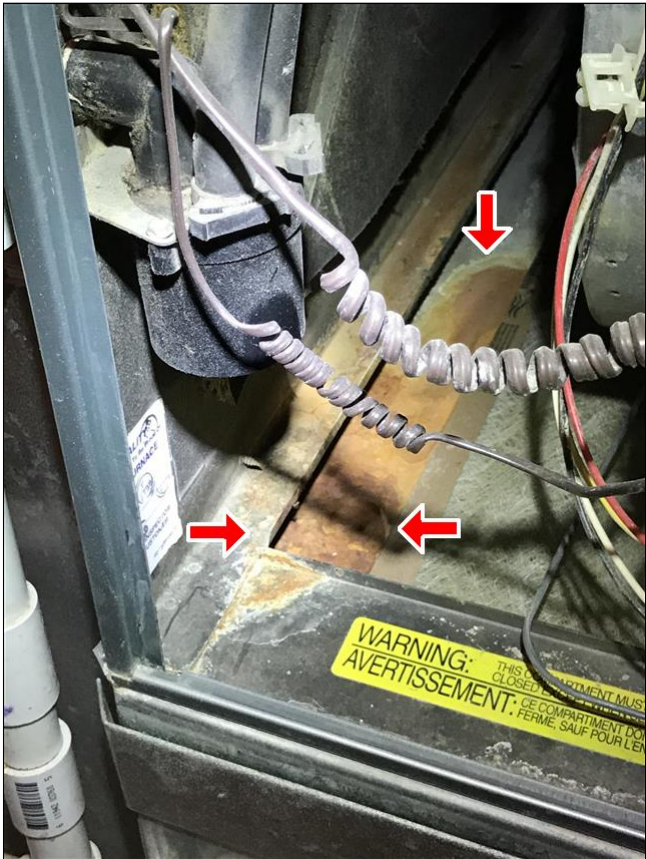


7.5 Item 1(Picture) GFCI did not trip at the laundry room. Shock hazard.

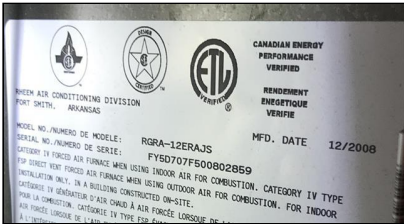
Have a licensed electrician repair the faulty GFCI in the laundry room. Shock hazard.

8. Heating / Central Air Conditioning

8.0 Heating Equipment
Inspected, Repair or Replace



8.0 Item 1(Picture) Signs of a previous leak at furnace (interior cabinet).



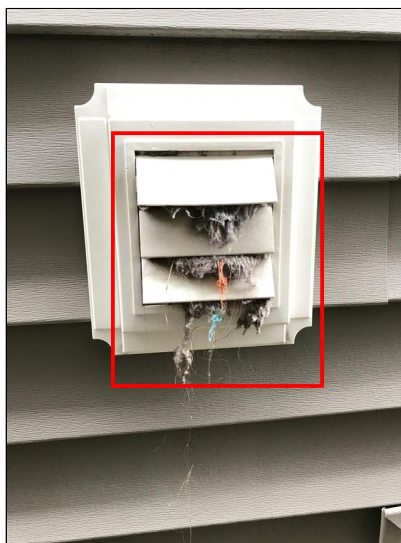
8.0 Item 2(Picture) Furnace manufactured 12/08.

Have a licensed HVAC contractor service the heating unit. Further deterioration may occur if not corrected.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace



9.4 Item 1(Picture) Dryer vent is clogged at right side of home (when facing front). Fire hazard.

Have a qualified person clean dryer vent lint. This is routine maintenance and for your information only.

10. Built-In Kitchen Appliances

10.0 Ranges/Ovens/Cooktops

Inspected, Repair or Replace



10.0 Item 1(Picture) Stove/range is missing anti tip bracket. Safety hazard.

Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath. Have a licensed contractor install anti tip bracket.

10.1 Range Hood (s)

Not Present, Repair or Replace



10.1 Item 1(Picture) The range hood fan is missing.

I recommend repair or replace as needed.

10.3 Refrigerator

Inspected, Repair or Replace



10.3 Item 1(Picture) Refrigerator water dispenser and ice maker did not function at the time of inspection.

Have a licensed contractor repair or replace water line as needed.

10.4 Dishwasher

Inspected, Repair or Replace



10.4 Item 1(Picture) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw).

I recommend repair as necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Above Grade Home Inspectors
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773.610.9883
www.abovegradechicago.com
Inspected By: Stephen Santos

Inspection Date: 10/11/2017
Report ID:

Customer Info:	Inspection Property:
Mr. Carlos Fernandez 1234 Anystreet Chicago IL 60647 Customer's Real Estate Professional: Peter Sandoval Mi Casa Real Estate	1234 Anystreet Chicago IL 60647

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: