

Inspection Report

Mr. John Customer

Property Address:
123 Any Street
Hometown IL 60000



Carroll Inspections Inc.

Daniel Carroll 450.002648 and Thomas Carroll 0450.0000409
1750 South Lane
Northbrook IL 60062
(847) 446-6300



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Date: 1/4/2011	Time: 09:00 AM	Report ID:
Property: 123 Any Street Hometown IL 60000	Customer: Mr. John Customer	Real Estate Professional:

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:

Illinois, ASHI American Society of Home Inspectors

In Attendance:

Customer, Seller and customer's agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Home Faces:

West

Temperature:

Below 32

Weather:

Clear

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon 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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X				Roof Covering: Wood shakes
1.1	FLASHINGS	X				Viewed roof covering from: Ground Binoculars
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X			X	Chimney (exterior): Rock

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Comments:

1.3 The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials Siding Style: Rock and Mortar Cement stucco Siding Material: EIFS Exterior Entry Doors: Wood Appurtenance: Patio Driveway: Asphalt
2.0	WALL CLADDING FLASHING AND TRIM	X			X	
2.1	DOORS (Exterior)	X			X	
2.2	WINDOWS	X			X	
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X	
2.5	EAVES, SOFFITS AND FASCIAS	X				
2.6	OTHER	X			X	

IN NI NP RR

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Comments:

2.0 (1) Missing weeps at various locations on the out side of the house. Monitor for moisture. If any problems arise have a licensed masonry contractor review and repair .



2.0 Picture 1

(2) There is a patch on the stucco on the north east corner of the house. There is also vines growing on the house that should be removed as to not cause damage to the stucco. Have reviewed and repaired by a licensed EIFS contractor.



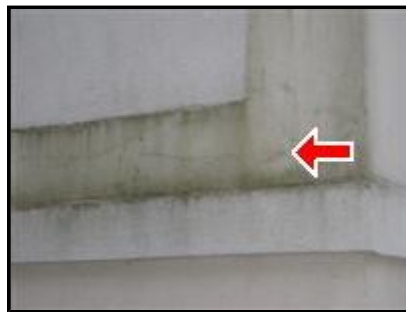
2.0 Picture 2

(3) Caulking has failed around the furnace vent pipe on the south side of the home. Have reviewed and repaired by a licensed contractor.



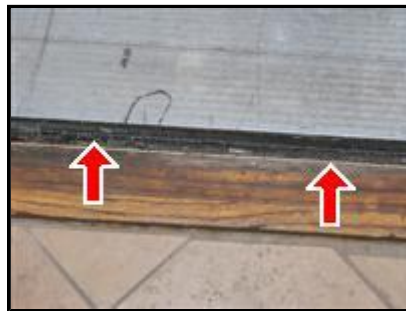
2.0 Picture 3

(4) The EIFS system on the north side of the house shows signs of fungus growth. Being the growth is on the north side of the house I would recommend to have it cleaned and reviewed by a licensed EIFS contractor.



2.0 Picture 4

2.1 (1) The main entry door is damaged at weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



2.1 Picture 1

(2) The main entry door needs caulking along top and sides of trim (exterior). This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



2.1 Picture 2

2.2 The three basement windows on the south west side of the home were never finished during construction. The windows are in need of caulking and final trim installed around all three windows. Have reviewed and repaired by a licensed contractor.



2.2 Picture 1



2.2 Picture 2

2.3 The hand/guard rail for the front walk stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



2.3 Picture 1

2.4 The asphalt drive at the left side (facing front) is pitted in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.



2.4 Picture 1

2.6 Missing cover for window well drain on south west window well.the cover stops debris from entering pipe and lets the water flow.Have reviewed and repaired by a licensed contractor.



2.6 Picture 1

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

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	X				Garage Door Type: One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				Garage Door Material: Wood
3.2	GARAGE FLOOR	X				
3.3	GARAGE DOOR (S)	X			X	
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			X	
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

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Comments:

3.3 The trim around the garage overhead door need to be re caulked. Have reviewed and repaired by a qualified contractor.



3.3 Picture 1

3.4 The door to the garage looks to have a label on the door that has been painted over and we can not tell if it is a B label fire door. The door is also missing self closing hinges. Have reviewed and repaired by a licensed contractor.



3.4 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials Ceiling Materials: Gypsum Board Wall Material: Gypsum Board Floor Covering(s): Carpet Hardwood T&G Interior Doors: Wood Window Types: Casement Window Manufacturer: LINCOLN Cabinetry: Wood Countertop: Stone
4.0	CEILINGS	X				
4.1	WALLS	X			X	
4.2	FLOORS	X				
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X	
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				
4.5	DOORS (REPRESENTATIVE NUMBER)	X			X	
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X	
4.7	other			X		

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Comments:

4.1 (1) Insulation has fallen from the walls in the basement behind the bar. Have re installed be a licensed contractor.



4.1 Picture 1

(2) The Tile surround at shower on the wall has missing or loose grout at the master bath. Repairs are needed. A qualified person should repair or replace as needed.



4.1 Picture 2

4.3 (1) The hand/guard rail for the foyer is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



4.3 Picture 1

(2) The hand/guard rail for the third story stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



4.3 Picture 2

4.5 The Entry door rubs at top when closing at the Guest bath on the third floor. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



4.5 Picture 1

4.6 (1) Eight windows are cloudy (lost seal) at the family room, office closet, third floor south wall and front entry sitting area. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3



4.6 Picture 4

(2) The bottom of the windows in the dinning room are less then 18" to the ground.Windows that are less then 18"to the ground need to be tempered glass.Have reviewed and repaired by a licensed contractor.



4.6 Picture 5

4.7 The steam pipe in the master shower is not connected to any unit.This is for your information only.The plumbing and electric is set up in the master closet to be installed at a later date.



4.7 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials	
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation:	Poured concrete
5.1	WALLS (Structural)	X				Method used to observe Crawlspaces:	No crawlspace
5.2	COLUMNS OR PIERS	X				Floor Structure:	2 X12
5.3	FLOORS (Structural)	X				Wall Structure:	2 X 4 Wood
5.4	CEILINGS (structural)	X				Ceiling Structure:	2X10
5.5	ROOF STRUCTURE AND ATTIC	X				Roof Structure:	Stick-built
						Method used to observe attic:	Walked
						Attic info:	Scuttle hole Light in attic No Storage

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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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	Water Filters: None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Supply (into home): Copper
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Water Distribution (inside home): Copper
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Washer Drain Size: Not visible
6.5	MAIN FUEL SHUT OFF (Describe Location)	X				Plumbing Waste: PVC Cast iron
6.6	SUMP PUMP	X			X	Water Heater Power Source: Gas (quick recovery)
6.7	Other	X			X	Water Heater Capacity: 75 Gallon Water Heater Location: Basement

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Comments:

6.1 The sink faucets does not operate at the lower level bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.1 Picture 1

6.6 The battery back up system for the sump pump needs to be reviewed and repaired by a licensed plumber. Was not working at time of inspection.



6.6 Picture 1

6.7 Was unable to get soap dispenser to work. Have reviewed and repaired by a licensed plumber.



6.7 Picture 1

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.

		IN	NI	NP	RR	Styles & Materials Electrical Service Conductors: Below ground Panel capacity: (2) 200 AMP service panel Panel Type: Circuit breakers Electric Panel Manufacturer: SIEMENS Branch wire 15 and 20 AMP: Copper Wiring Methods: Conduit
7.0	SERVICE ENTRANCE CONDUCTORS	X				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				
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)	X			X	
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				
7.8	CARBON MONOXIDE DETECTORS	X				

IN NI NP RR

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Comments:

7.3 At least One GFCI (Ground Fault Circuit Interrupter) outlet at the main entry wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.3 Picture 1

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

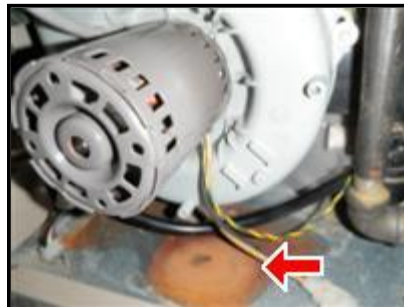
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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.

		IN	NI	NP	RR	Styles & Materials Heat Type: Forced Air Energy Source: Gas Number of Heat Systems (excluding wood): Two Heat System Brand: LENNOX Ductwork: and Non-insulated Partially insulated Filter Type: Disposable Types of Fireplaces: Solid Fuel Vented gas logs Gas/LP Log starter Operable Fireplaces: Two Cooling Equipment Type: Air conditioner unit Cooling Equipment Energy Source: Electricity Central Air Manufacturer: LENNOX Number of AC Only Units: Two
		X				
8.0	HEATING EQUIPMENT	X			X	
8.1	NORMAL OPERATING CONTROLS	X				
8.2	AUTOMATIC SAFETY CONTROLS	X				
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				
8.7	GAS/LP FIRELOGS AND FIREPLACES	X			X	
8.8	COOLING AND AIR HANDLER EQUIPMENT		X			
8.9	NORMAL OPERATING CONTROLS	X				
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				
8.11	others	X				

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Comments:

8.0 The furnace exhaust fan is in need of repair. Water was found in unit. Have reviewed and repaired by a licensed HVAC contractor.



8.0 Picture 1

8.7 Was unable to turn the gas on at time of inspection. Ask home owners to show you how to turn on the gas at time of walk thru.



8.7 Picture 1

8.8 The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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.

		IN	NI	NP	RR	
9.0	INSULATION IN ATTIC	X			X	Styles & Materials Attic Insulation: Fiberglass Ventilation: Soffit Vents Exhaust Fans: Fan only Dryer Power Source: Gas Connection Dryer Vent: Unknown Floor System Insulation: Unfaced
9.1	INSULATION UNDER FLOOR SYSTEM	X				
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		X			
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			X	
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		
		IN	NI	NP	RR	

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Comments:

9.0 Access panel doors are missing insulation on the backs of them. Cold air is allowed to migrate through the panel and into the third floor rooms. Have reviewed and repaired by a licensed insulation contractor.



9.0 Picture 1

9.3 Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.



9.3 Picture 1



9.3 Picture 2

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.

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD	X			
10.3	FOOD WASTE DISPOSER	X			
10.4	MICROWAVE COOKING EQUIPMENT	X			

IN NI NP RR

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Carroll Inspections Inc

General Summary

Carroll Inspections Inc.

1750 South Lane
Northbrook IL 60062
(847) 446-6300

Customer
Mr. John Customer

Address
123 Any Street
Hometown IL 60000

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

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

- (1) Missing weeps at various locations on the out side of the house. Monitor for moisture. If any problems arise have a licensed masonry contractor review and repair .
- (2) There is a patch on the stucco on the north east corner of the house. There is also vines growing on the house that should be removed as to not cause damage to the stucco. Have reviewed and repaired by a licensed EIFS contractor.
- (3) Caulking has failed around the furnace vent pipe on the south side of the home. Have reviewed and repaired by a licensed contractor.
- (4) The EIFS system on the north side of the shows signs of fungus growth. Being the growth is on the north side of the house i would recommend to have it cleaned and reviewed by a licensed EIFS contractor.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

- (1) The main entry door is damaged at weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

2. Exterior

(2) The main entry door needs caulking along top and sides of trim (exterior). This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.2 WINDOWS

Inspected, Repair or Replace

The three basement windows on the south west side of the home were never finished during construction. The windows are in need of caulking and final trim installed around all three windows. Have reviewed and repaired by a licensed contractor.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The hand/guard rail for the front walk stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

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

Inspected, Repair or Replace

The asphalt drive at the left side (facing front) is pitted in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.

2.6 OTHER

Inspected, Repair or Replace

Missing cover for window well drain on south west window well. The cover stops debris from entering pipe and lets the water flow. Have reviewed and repaired by a licensed contractor.

3. Garage

3.3 GARAGE DOOR (S)

Inspected, Repair or Replace

The trim around the garage overhead door needs to be re-caulked. Have reviewed and repaired by a qualified contractor.

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected, Repair or Replace

The door to the garage looks to have a label on the door that has been painted over and we can not tell if it is a B label fire door. The door is also missing self-closing hinges. Have reviewed and repaired by a licensed contractor.

4. Interiors

4.1 WALLS

Inspected, Repair or Replace

(1) Insulation has fallen from the walls in the basement behind the bar. Have re-installed by a licensed contractor.

(2) The tile surround at shower on the wall has missing or loose grout at the master bath. Repairs are needed. A qualified person should repair or replace as needed.

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

(1) The hand/guard rail for the foyer is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

4. Interiors

(2) The hand/guard rail for the third story stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The Entry door rubs at top when closing at the Guest bath on the third floor. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) Eight windows are cloudy (lost seal) at the family room, office closet, third floor south wall and front entry sitting area. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.

(2) The bottom of the windows in the dining room are less than 18" to the ground. Windows that are less than 18" to the ground need to be tempered glass. Have reviewed and repaired by a licensed contractor.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

The sink faucets does not operate at the lower level bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

6.6 SUMP PUMP

Inspected, Repair or Replace

The battery back up system for the sump pump needs to be reviewed and repaired by a licensed plumber. Was not working at time of inspection.

6.7 Other

Inspected, Repair or Replace

Was unable to get soap dispenser to work. Have reviewed and repaired by a licensed plumber.

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

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the main entry wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

The furnace exhaust fan is in need of repair. Water was found in unit. Have reviewed and repaired by a licensed HVAC contractor.

8.7 GAS/LP FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

8. Heating / Central Air Conditioning

Was unable to turn the gas on at time of inspection. Ask home owners to show you how to turn on the gas at time of walk thru.

8.8 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

Access panel doors are missing insulation on the backs of them. Cold air is allowed to migrate through the panel and into the third floor rooms. Have reviewed and repaired by a licensed insulation contractor.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Repair or Replace

Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

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

Carroll Inspections Inc.
 1750 South Lane
 Northbrook IL 60062
 (847) 446-6300
 Inspected By: Daniel Carroll 450.002648
 and Thomas Carroll

Inspection Date: 1/4/2011
 Report ID:

Customer Info:	Inspection Property:
Mr. John Customer 1234 Any Street Hometown IL 60000 Customer's Real Estate Professional:	123 Any Street Hometown IL 60000

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Thank you for your prompt payment

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.