



Your Inspection Report

300 South Schwab Street
Thornton, IL 60476



PREPARED FOR:
FABIAN RUVALCABA

INSPECTION DATE:
Tuesday, May 22, 2018

PREPARED BY:
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The best home inspection experience available.

SUMMARY

300 South Schwab Street, Thornton, IL May 22, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

GARAGE \ Vehicle door operators

Condition: • [Extension cord for opener](#)

No dedicated outlet for garage door opener.

Implication(s): Electric shock

Location: Garage

Task: Repair or replace

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Second Floor Family Room

Task: Repair or replace

Condition: • [Loose](#)

Implication(s): Fire hazard | Electric shock

Location: Laundry Area & Front Second Floor Bedroom

Task: Repair

DISTRIBUTION SYSTEM \ Switches

Condition: • [Loose](#)

Implication(s): Electric shock

Location: Living Room & Laundry Area

Task: Repair

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

All outlets and switches need a cover plate - Exposed wiring.

Implication(s): Electric shock

Location: Throughout Garage

Task: Replace

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Interior

WINDOWS \ Sashes

Condition: • [Won't stay open](#)

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Second Floor Family Room

Task: Repair or replace

STAIRS \ Treads

Condition: • [Loose](#)

Implication(s): Chance of movement

Location: Basement Staircase

Task: Repair or replace

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Recommendations

RECOMMENDATIONS \ Overview
1. Condition: • No roofing recommendations are offered as a result of this inspection.

Limitations

Roof inspection limited/prevented by: • This inspection is based on what was visible and accessible at the time of the inspection and it is not a warranty of the roof system or how long it will be watertight in the future. • Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Wet roof surface hides flaws

Inspection performed: • With binoculars from the ground

EXTERIOR

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Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout type: • [Eave mounted](#)
- Gutter & downspout discharge: • [Above grade](#)
- Lot slope: • [Flat](#)
- Soffit and fascia: • [Aluminum](#)
- Wall surfaces and trim: • [Vinyl siding](#)
- Wall surfaces - wood: • [Boards](#)
- Driveway: • Asphalt
- Walkway: • Concrete • Pavers
- Porch: • Wood
- Exterior steps: • Wood

Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

- 2. Condition:** • Missing
- Location:** Garage
- Task:** Provide

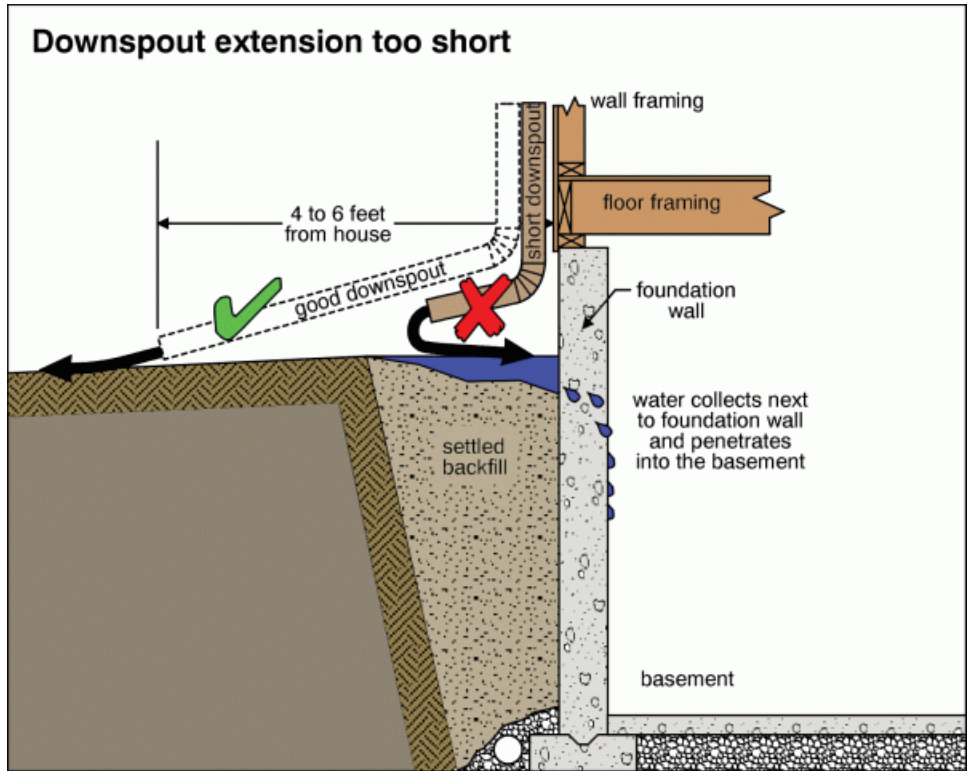
ROOF DRAINAGE \ Gutters

- 3. Condition:** • [Clogged](#)
- Property would benefit from addition of gutter guards.
- Implication(s):** Chance of water damage to contents, finishes and/or structure
- Location:** Various Locations
- Task:** Clean

ROOF DRAINAGE \ Downspouts

- 4. Condition:** • [Discharge too close to building](#)
- A downspout extension should be added to route water away from foundation.
- Implication(s):** Chance of water damage to contents, finishes and/or structure
- Location:** Northwest Exterior Wall
- Task:** Improve

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EXTERIOR GLASS/WINDOWS \ Storms and screens

5. Condition: • [Torn or holes](#)
Implication(s): Chance of pests entering building
Location: Various Windows
Task: Repair or replace

LANDSCAPING \ Walkway

6. Condition: • [Cracked or damaged surfaces](#)
Implication(s): Trip or fall hazard
Location: Various Locations
Task: Repair

LANDSCAPING \ Driveway

7. Condition: • Common cracks were visible in the driveway at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.
Location: South Exterior
Task: Service

GARAGE \ Vehicle doors

8. Condition: • Dented
Implication(s): Damage to equipment
Location: Garage
Task: Repair or replace

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GARAGE \ Vehicle door operators

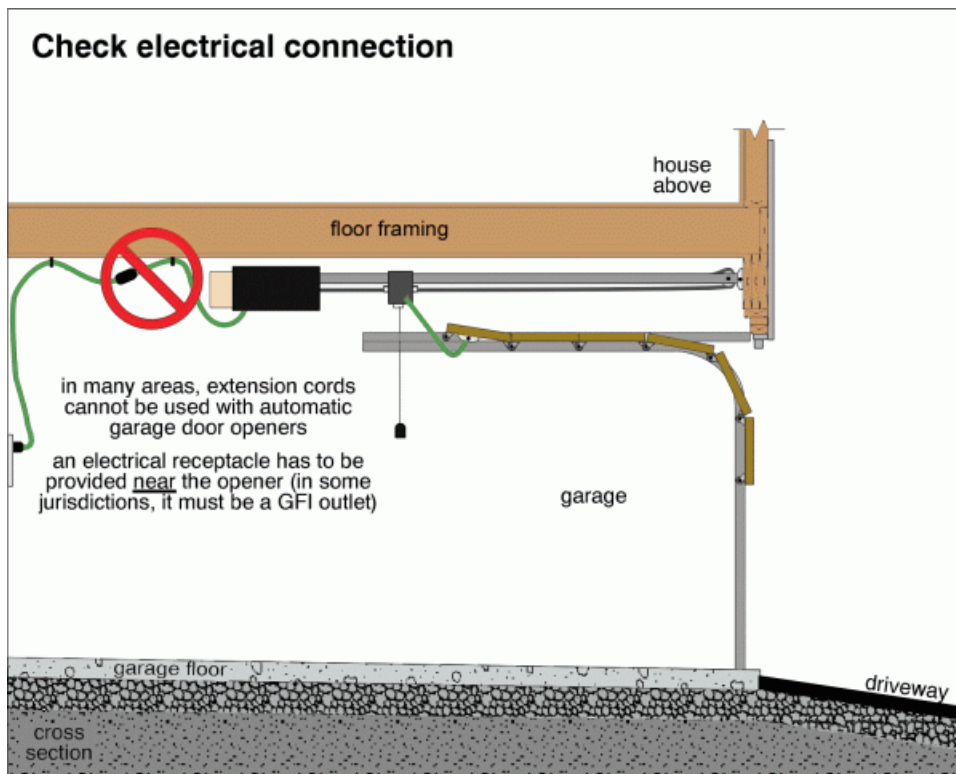
9. Condition: • [Extension cord for opener](#)

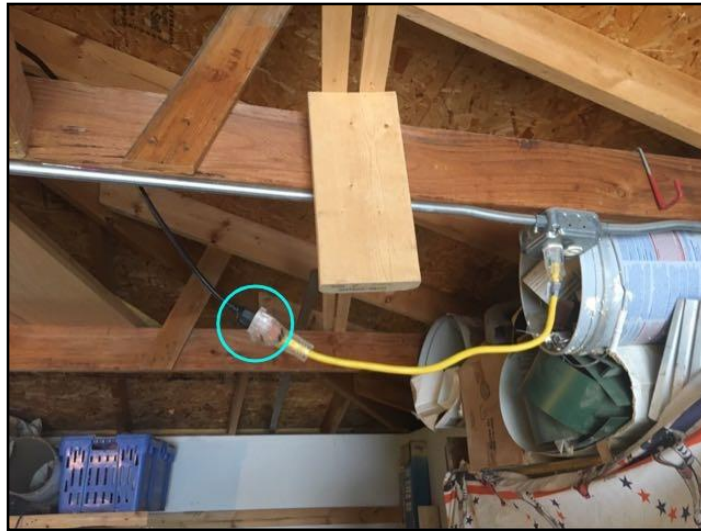
No dedicated outlet for garage door opener.

Implication(s): Electric shock

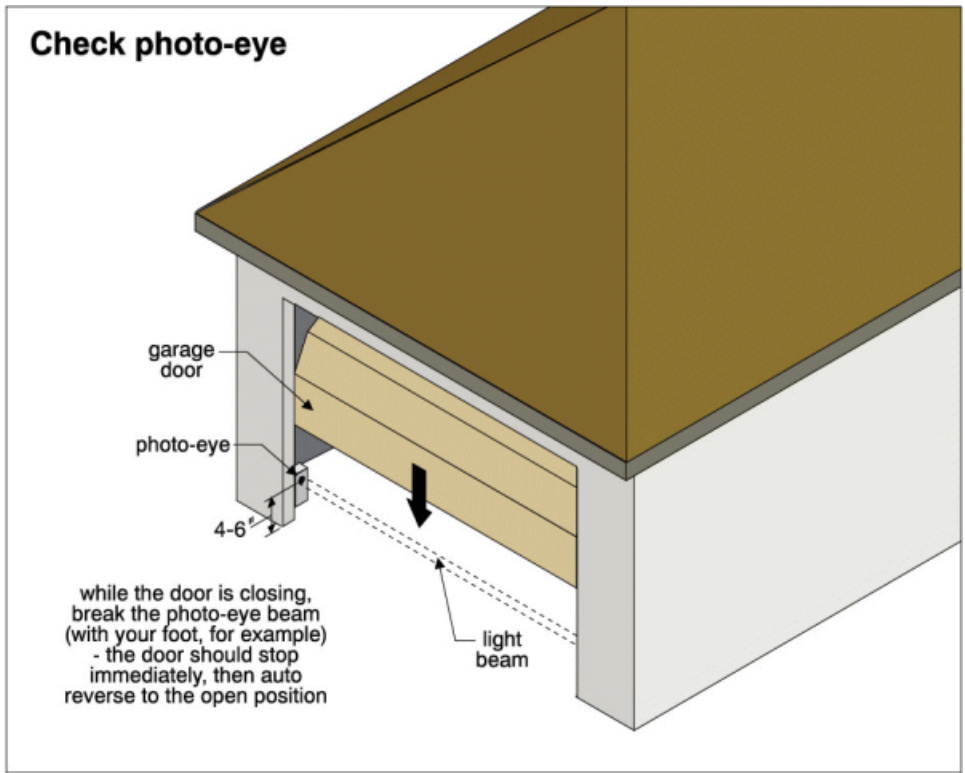
Location: Garage

Task: Repair or replace





10. Condition: • Sensors damaged
Implication(s): Physical injury
Location: Garage
Task: Repair or replace



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Limitations

Inspection limited/prevented by: • Defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection. • Defects may be found when repairs are made to the items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any defects which were hidden at the time of the inspection. • Trees, shrubs and/or other plants were growing near the house. Keeping all vegetation at least 12 inches way from the house is recommended to help prevent moisture and insect damage to the home. Removing any tree branches hanging over the house is also recommended to help maintain the roof.

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Stone](#)

Floor construction: • [Joists](#) • Steel columns • Wood columns • Masonry columns • Subfloor - plank • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

Recommendations

FLOORS \ Columns or piers

11. Condition: • Temporary columns are being used to support the structural beams.

Location: Rear Basement

Task: Further evaluation



Limitations

Inspection limited/prevented by: • Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. • Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency. • Every crack or opening in the foundation wall (or floor) is a potential sources for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.

STRUCTURE

Report No. 1206

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Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage

Attic/roof space: • The attic had limited headroom and its inspection was limited to evaluation from the access hatch.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 10 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

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Description

Service entrance cable and location: • [Overhead copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [200 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Auxiliary panel (subpanel) rating: • 40 Amps

Distribution wire material and type: • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - basement](#) • [GFCI - exterior](#) • [GFCI - garage](#) • [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

12. Condition: • [Branches / vines interfering with wires](#)

Service drop runs through tree. THIS ITEM IS LIKELY RESPONSIBILITY OF ELECTRIC COMPANY.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: North Exterior

Task: Improve



DISTRIBUTION SYSTEM \ Junction boxes

13. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair



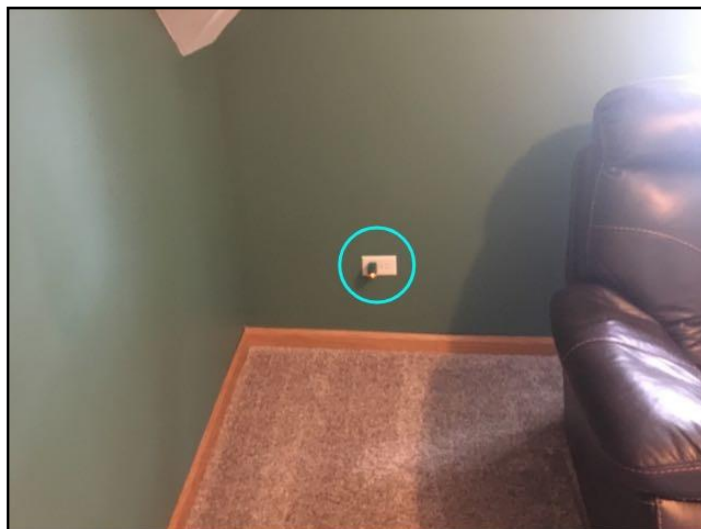
DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Second Floor Family Room

Task: Repair or replace

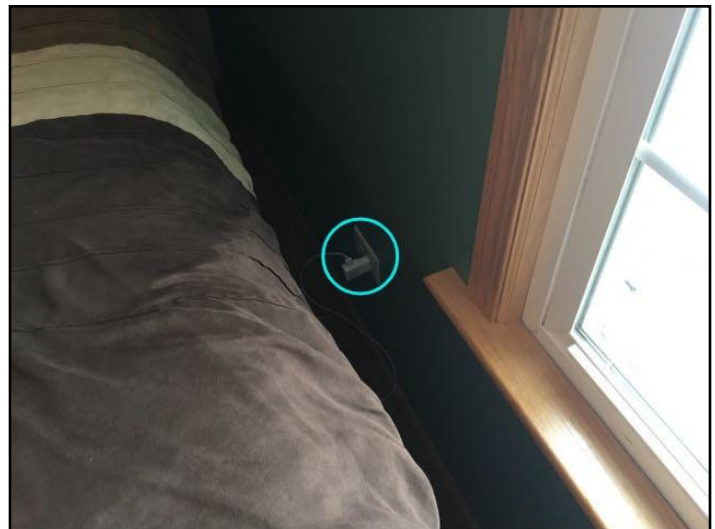


15. Condition: • [Loose](#)

Implication(s): Fire hazard | Electric shock

Location: Laundry Area & Front Second Floor Bedroom

Task: Repair



DISTRIBUTION SYSTEM \ Switches

16. Condition: • [Loose](#)

Implication(s): Electric shock

Location: Living Room & Laundry Area

Task: Repair



DISTRIBUTION SYSTEM \ Cover plates

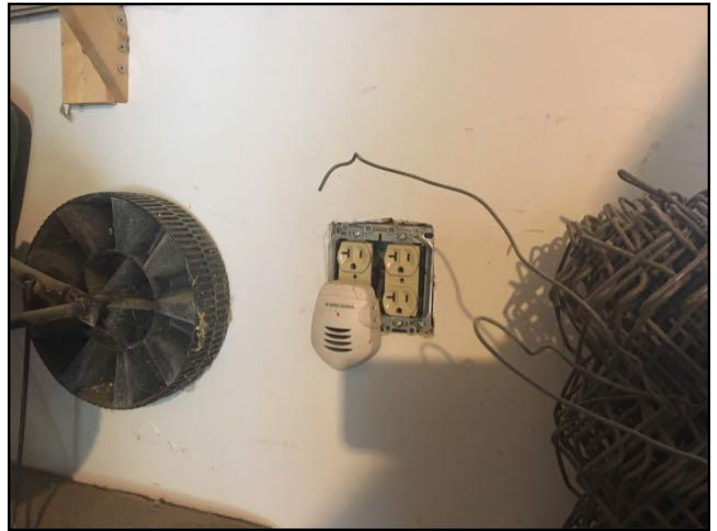
17. Condition: • [Missing](#)

All outlets and switches need a cover plate - Exposed wiring.

Implication(s): Electric shock

Location: Throughout Garage

Task: Replace



DISTRIBUTION SYSTEM \ Lights

18. Condition: • [Loose](#)

Tighten and caulk around the base of exterior lights.

Implication(s): Electric shock | Fire hazard

Location: Southwest Exterior Wall & Garage

Task: Repair or replace



Limitations

General: • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items.

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection.

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

HEATING

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Description

System type: • [Furnace](#)
Fuel/energy source: • [Gas](#)
Furnace manufacturer: • Amana
Heat distribution: • [Ducts and registers](#)
Approximate capacity: • [90,000 BTU/hr](#)
Efficiency: • [High-efficiency](#)
Exhaust venting method: • [Direct vent](#)
Approximate age: • [8 years](#)
Typical life expectancy: • Furnace (high efficiency) 15 to 20 years
Main fuel shut off at: • Meter • Exterior wall
Exhaust pipe (vent connector): • PVC plastic
Chimney/vent: • PVC plastic • Sidewall venting
Combustion air source: • Outside
Mechanical ventilation system for home: • Bathroom exhaust fan

Recommendations

OPTIONAL \ Heating
19. Condition: • All heating equipment should be serviced every year by a qualified heating technician.
Location: Basement
Task: Service annually

GAS FURNACE \ Cabinet
20. Condition: • [Rust](#)
Implication(s): Reduced system life expectancy | Material deterioration
Location: Basement
Task: Further evaluation



GAS FURNACE \ Mechanical air filter

21. Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Replace

Limitations

General: • Proper operation of all heating units should be verified prior to closing.

General: • A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling of the unit, including burner removal, and is beyond the scope of this inspection. WE DO NOT REPORT ON, AND ARE NOT RESPONSIBLE FOR HEAT EXCHANGERS.

General: • Many of the components that make up a heating system are concealed in cabinet, floor, wall and ceiling chases. No commentary will be offered on concealed components.

Inspection prevented/limited by: • The heating system(s) was/were operated by using its/their normal operating control(s).

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not accessible

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)
Manufacturer: • Amana
Cooling capacity: • 42,000 BTU/hr • [3.5 Tons](#)
Compressor type: • Electric
Compressor approximate age: • 7 years
Typical life expectancy: • 12 to15 years

Recommendations

OPTIONAL \ Cooling
22. Condition: • All cooling equipment should be serviced every year by a qualified HVAC technician.
Location: Rear Exterior
Task: Service annually

Limitations

Inspection limited/prevented by: • The Air Conditioner unit was operated using normal operating controls.
Heat gain/loss calculations: • Not done as part of a building inspection
Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

INSULATION AND VENTILATION

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Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof air/vapor barrier:** • Not determined
- Attic/roof ventilation:** • [Roof and soffit vents](#) • [Gable vent](#)
- Wall insulation material:** • [Glass fiber](#)
- Wall air/vapor barrier:** • Not determined
- Foundation wall insulation material:** • [Plastic/foam board](#)
- Mechanical ventilation system for home:** • Bathroom exhaust fan

Recommendations

RECOMMENDATIONS \ Overview

- 23. Condition:** • No insulation recommendations are offered as a result of this inspection.

Limitations

- Inspection prevented by no access to:** • Walls, which were spot checked only
- Attic inspection performed:** • From access hatch
- Roof ventilation system performance:** • Not evaluated
- Air/vapor barrier system:** • Continuity not verified
- Mechanical ventilation effectiveness:** • Not verified

Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater type: • Power Vent

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • State

Tank capacity: • 50 gallons

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#)

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Near heating system • Near water heater

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior • Gas meter

Backwater valve: • Not visible

Exterior hose bibb (outdoor faucet): • Present • Frost free

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

24. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Second Floor Master Bathroom

Task: Repair or replace

FIXTURES AND FAUCETS \ Bathtub

25. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Master Bathroom

Task: Improve

Limitations

General: • Plumbing leaks might not appear during the inspection if the home is vacant due to lack of normal, repeated usage, but may only appear after the home is occupied. We cannot be held responsible for these. Overflows for plumbing fixtures including bathtubs and basins are not examined or tested as part of a home inspection.

General: • The condition of underground waste piping and drainage cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

General: • The underground portions of the waste piping are not included with this inspection. Older sewers can be cracked, collapsed and/or clogged with tree roots, and these conditions may not be apparent during the home inspection. Televising of the sewer by a licensed plumber prior to closing is suggested.

Inspection limited/prevented by: • Determining the water tightness of the shower pan is outside the scope of the home inspection.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

INTERIOR

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Description**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Laminate](#) • [Ceramic](#)**Major wall finishes:** • [Plaster/drywall](#) • [Paneling](#)**Major ceiling finishes:** • [Plaster/drywall](#)**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Skylight](#)**Glazing:** • [Double](#)**Exterior doors - type/material:** • [French](#) • [Solid wood](#) • [Metal](#) • Garage door - metal**Doors:** • Inspected**Evidence of basement leakage:** • Floor patched around perimeter • Dehumidifier in basement**Oven type:** • Conventional**Oven fuel:** • Gas**Range fuel:** • Gas**Appliances:** • Refrigerator • Dishwasher • Microwave oven**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Waste standpipe • Gas piping**Kitchen ventilation:** • Range hood • Recirculating type**Bathroom ventilation:** • Exhaust fan**Laundry room ventilation:** • Clothes dryer vented to exterior**Counters and cabinets:** • Inspected**Stairs and railings:** • Inspected**Recommendations****CEILINGS \ General****26. Condition:** • Typical flaws**Location:** Various Locations**Task:** Improve**WALLS \ Plaster or drywall****27. Condition:** • [Typical flaws](#)**Location:** Various Locations**Task:** Improve**WINDOWS \ Glass (glazing)****28. Condition:** • [Cracked](#)**Implication(s):** Physical injury**Location:** Living Room**Task:** Repair or replace



WINDOWS \ Sashes

29. Condition: • [Won't stay open](#)

Implication(s): Nuisance | Glass breaking | Physical injury

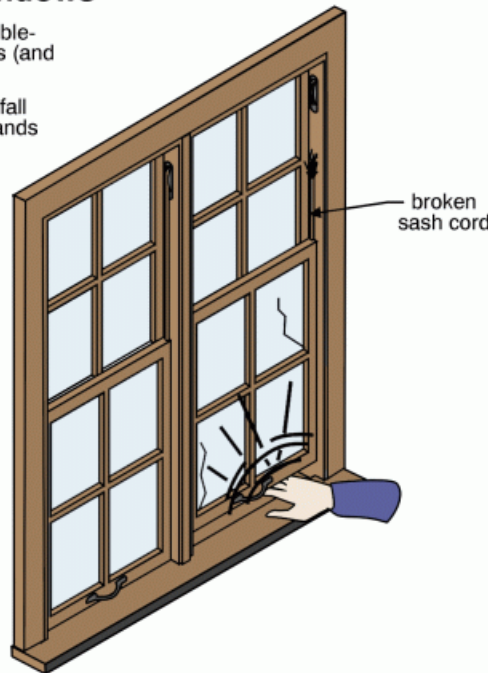
Location: Second Floor Family Room

Task: Repair or replace

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window





DOORS \ Interior trim

30. Condition: • [Doorstops missing or ineffective](#)

Doors without effective doorstops will eventually damage walls.

Implication(s): Chance of damage to finishes

Location: Various Locations

Task: Repair or replace

CARPENTRY \ Trim

31. Condition: • [Loose](#)

Implication(s): Material deterioration

Location: Second Floor Master Bedroom

Task: Repair or replace



STAIRS \ Treads

32. Condition: • [Loose](#)

Implication(s): Chance of movement

Location: Basement Staircase

Task: Repair or replace



EXHAUST FANS \ Kitchen range exhaust system

33. Condition: • Dirty filter

Implication(s): Equipment ineffective

Location: Kitchen

Task: Clean or replace

APPLIANCES \ Range

34. Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Repair or replace

APPLIANCES \ Dishwasher

35. Condition: • Loose

Dishwasher is not secured to countertop or cabinets.

Implication(s): Reduced operability

Location: Kitchen

Task: Improve

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Limitations

General: • Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

General: • The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

General: • The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

General: • All Appliances are operated AT THE TIME OF THE INSPECTION for basic operation only and in some cases, actual use cannot be duplicated during the home inspection (i.e., dishes in a dishwasher, clothes in a washing machine or dryer). The inspector does not guarantee future operation of any appliance and recommends operation of all appliances by the buyer prior to closing.

Inspection limited/prevented by: • The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • A professional home inspection does not include an evaluation of a home security/alarm system.

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 10 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Garage door opener: • The garage door opener and sensors were operated using normal operating controls at the time of the inspection. The inspector does not vouch for age of the unit or future operability and recommends operation of opener by the buyer prior to closing.

INTERIOR

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

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» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

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» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

