

Property Inspection Report



123456 Mayberry Lane, Mayberry, Illinois 60001
Inspection prepared for: Steve Savas
Real Estate Agent: Best Realtor in the area - Top notch realstate

Date of Inspection: 11/13/2015 Time: 2:30 pm
Age of Home: ~51 years old Size: ~2,000 sq. ft.
Weather: 45 degrees and sunny

Inspector: Steven P. Savas
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen		
Page 6 Item: 4	Oven & Range	• The front left side burner did not ignite when tested.
Page 6 Item: 5	Sink	• The water pressure appears to be low. I recommend having a licensed plumber evaluate this and correct as needed.
Page 7 Item: 7	Plumbing	• The "P" trap under the kitchen sink is installed backwards. I recommend having a licensed plumber evaluate this and repair as needed.
Page 8 Item: 8	Electrical	• The left side of the outlet shows no power or ground. I recommend a licensed electrician evaluate this and repair or replace as necessary.
Page 8 Item: 9	GFCI	• GFCI protected receptacles may not have been required when the house was built. I suggest buyer consider upgrading with GFCI's at all receptacles with in 6 feet of water sources.
Laundry		
Page 10 Item: 3	Electrical	• There is a box in the ceiling above the entry door which has exposed wires. This should be covered properly
Heat/AC		
Page 11 Item: 3	AC Compress Condition	• The Air conditioning could not be tested because of the exterior temperature being to cold. I would ask the sellers if it works, (especially since the window units have been used and are present.)
Page 11 Item: 4	Filters	• Air conditioner blower unit filters are dirty and the ducts are full of dust. I was unable to access and inspect the blower unit in the attic for the air conditioner. Although the fan did turn on when tested.
Water Heater		
Page 13 Item: 3	TPRV	• The TPR (Temperature Relief Valve) discharge pipe is incorrect, it should be a hard pipe such as galvanized or copper pipe.
Page 13 Item: 4	Plumbing	<ul style="list-style-type: none"> • There is corrosion occurring on the hot water connection. There should be a dielectric union installed on each side to prevent corrosion. • There is a flexible gas supply line to the hot water tank, this typically not code, I recommend checking with the local building department to see if these the village standards.
Garage		
Page 15 Item: 3	Interior Fire Door	• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
Electrical		

Page 17 Item: 2	Breakers	<ul style="list-style-type: none"> • No.11 circuit is in the off position. It says it is the outlet for the basement sink, which actually is the outlet for the sump pump. I highly recommend a licensed electrician evaluate this to be sure that there is no short and repair as necessary.
Page 17 Item: 3	Miscellaneous	<ul style="list-style-type: none"> • There is no ground wire connected from the electrical panel to the water supply along with no bridging around from the street side to the domestic side of the water supply.
Roof		
Page 18 Item: 4	Miscellaneous	<ul style="list-style-type: none"> • The crown on both chimney stacks needs repair. There is rebar showing and cracks are present. This is cause the decay of not only the mortar but the brick as well.
Attic		
Page 19 Item: 4	Insulation Condition	<ul style="list-style-type: none"> • Insulation that is settled does not perform to the R-Value that it once did. I recommend installing at least 14"-18" of blown in insulation to give an rR-value of R36 or more.
Grounds		
Page 22 Item: 3	Grounds Electrical	<ul style="list-style-type: none"> • There are exposed wires coming from the wall into a an electrical box. This needs to be run in hard pipe. I recommend having a licensed electrician repair or replace this.
Page 23 Item: 4	GFCI	<ul style="list-style-type: none"> • No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.
Basement		
Page 25 Item: 2	Basement Electric	<ul style="list-style-type: none"> • The lights in the crawl space need to be rewired with a hard pipe. A lamp cord is not safe and should not be used. I recommend a licensed electrician evaluate this and repair or replace as needed • There are two openings in the ceiling that need covers. There is also romex installed. Romex is typically not code, although I would recommend checking with the local building department to see if it is up to code. • There is scorching on the outlet. This is evidence of an overload. This outlet is not designed to be used inside a wall. I recommend a licensed electrician remove this outlet and replace or repair as needed.
Sump pump/Ejector pumps		
Page 27 Item: 1	Condition	<ul style="list-style-type: none"> • The sump pump does not work. There is no power to the outlet. The sump pump discharge pipe should be of a hard pipe like galvanized or PVC not a flexible hose. The discharge should be directed outside not into the sewer system. There also should be a check valve on the discharge pipe.
Bedroom 3		
Page 29 Item: 3	Closets	<ul style="list-style-type: none"> • The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.
Living Room		

Page 30 Item: 4	Fireplace	<ul style="list-style-type: none">• I recommend having the chimney inspected and swept by a qualified chimney sweep.• There is duct tape on the glass which is typically an indication of the damper not sealing properly which allows the cold air to enter the house.
Family Room		
Page 34 Item: 3	Miscellaneous	<ul style="list-style-type: none">• The light fixture in the closet is missing a globe.
Bathroom 3 (second floor hall)		
Page 35 Item: 4	Plumbing	<ul style="list-style-type: none">• Illegal flex drain used under kitchen sink. Should be replaced with correct part by licensed plumber.• The water pressure to the tub appeared to be very slow. I recommend having a licensed plumber evaluate this and repair as necessary.
Bathroom 2 (first Floor)		
Page 36 Item: 2	GFCI	<ul style="list-style-type: none">• I recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Page 36 Item: 4	Plumbing	<ul style="list-style-type: none">• Illegal flex drain used under kitchen sink. Should be replaced with correct part by licensed plumber.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Dishwasher

Good	Fair	Poor	N/A	None
X				

2. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

3. Microwave

Good	Fair	Poor	N/A	None
X				

4. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- The front left side burner did not ignite when tested.



5. Sink

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water pressure appears to be low. I recommend having a licensed plumber evaluate this and correct as needed.

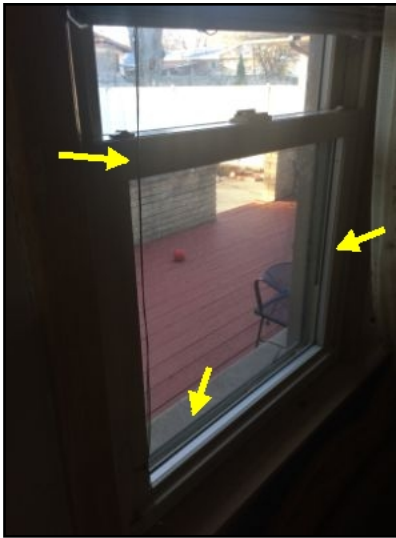


6. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The window when unlocked popped open and was very difficult to close. I recommend having the spring evaluated and corrected or replaced as needed. The screen to the same window is torn and should be repaired.



7. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- The "P" trap under the kitchen sink is installed backwards. I recommend having a licensed plumber evaluate this and repair as needed.



8. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- The left side of the outlet shows no power or ground. I recommend a licensed electrician evaluate this and repair or replace as necessary.



9. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- GFCI protected receptacles may not have been required when the house was built. I suggest buyer consider upgrading with GFCI's at all receptacles with in 6 feet of water sources.



10. Refrigerator

Good	Fair	Poor	N/A	None
X				

11. Miscellaneous

Good	Fair	Poor	N/A	None
	X			

Observations:

- The drawer front is delaminating.



Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is a box in the ceiling above the entry door which has exposed wires. This should be covered properly



4. GFCI

Good	Fair	Poor	N/A	None
				X

5. Plumbing

Good	Fair	Poor	N/A	None
X				

6. Clothes Washer

Good	Fair	Poor	N/A	None
X				

7. Clothes Dryer

Good	Fair	Poor	N/A	None
X				

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

2. Venting

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Tape that should be used on high heat duct is a high heat foil tape.



3. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

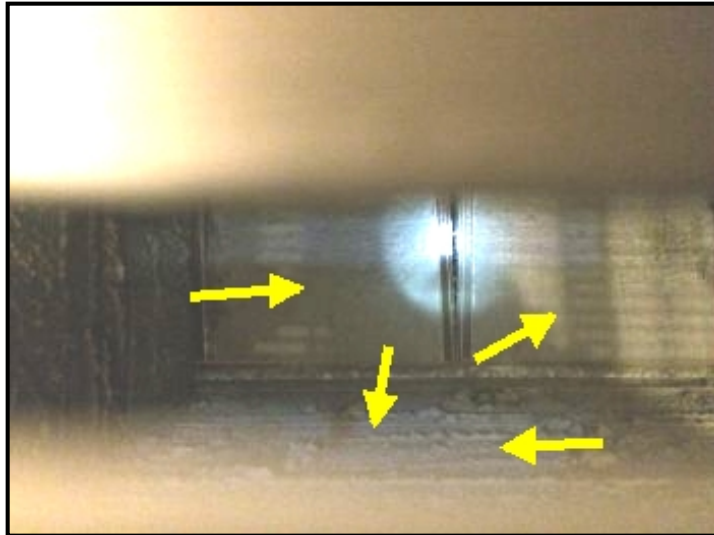
- The Air conditioning could not be tested because of the exterior temperature being too cold. I would ask the sellers if it works, (especially since the window units have been used and are present.)

4. Filters

Good	Fair	Poor	N/A	None
		X		

Observations:

- Air conditioner blower unit filters are dirty and the ducts are full of dust. I was unable to access and inspect the blower unit in the attic for the air conditioner. Although the fan did turn on when tested.



Water Heater

1. Venting

Good	Fair	Poor	N/A	None
X				

2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

3. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations:

- The TPR (Temperature Relief Valve) discharge pipe is incorrect, it should be a hard pipe such as galvanized or copper pipe.



4. Plumbing

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- There is corrosion occurring on the hot water connection. There should be a dielectric union installed on each side to prevent corrosion.
- There is a flexible gas supply line to the hot water tank, this typically not code, I recommend checking with the local building department to see if these the village standards.



Garage

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. Exterior Utility Door

Good	Fair	Poor	N/A	None
				X

3. Interior Fire Door

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



4. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

5. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

6. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- No eye beam system present. This appears to be an older unit when these safety features were not included with openers.



7. Garage Attic

Good	Fair	Poor	N/A	None
X				

8. Miscellaneous

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

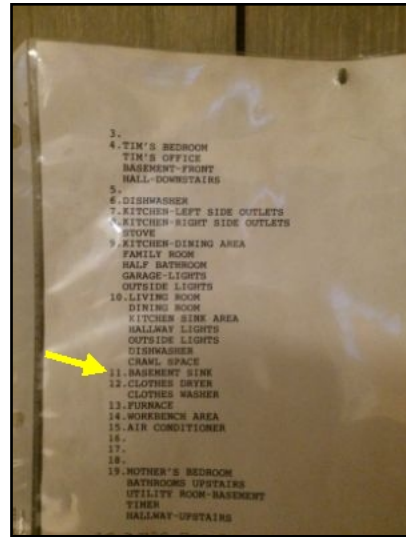
Good	Fair	Poor	N/A	None
X				

2. Breakers

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- No.11 circuit is in the off position. It says it is the outlet for the basement sink, which actually is the outlet for the sump pump. I highly recommend a licensed electrician evaluate this to be sure that there is no short and repair as necessary.



3. Miscellaneous

Good	Fair	Poor	N/A	None
		X		

Observations:

- There is no ground wire connected from the electrical panel to the water supply along with no bridging around from the street side to the domestic side of the water supply.



Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Gutter

Good	Fair	Poor	N/A	None
X				

4. Miscellaneous

Good	Fair	Poor	N/A	None
		X		

Observations:

- The crown on both chimney stacks needs repair. There is rebar showing and cracks are present. This is cause the decay of not only the mortar but the brick as well.



Attic

1. Ventilation

Good	Fair	Poor	N/A	None
X				

2. Vent Screens

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
				X

4. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Insulation that is settled does not perform to the R-Value that it once did. I recommend installing at least 14"-18" of blown in insulation to give an rR-value of R36 or more.



5. Miscellaneous

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

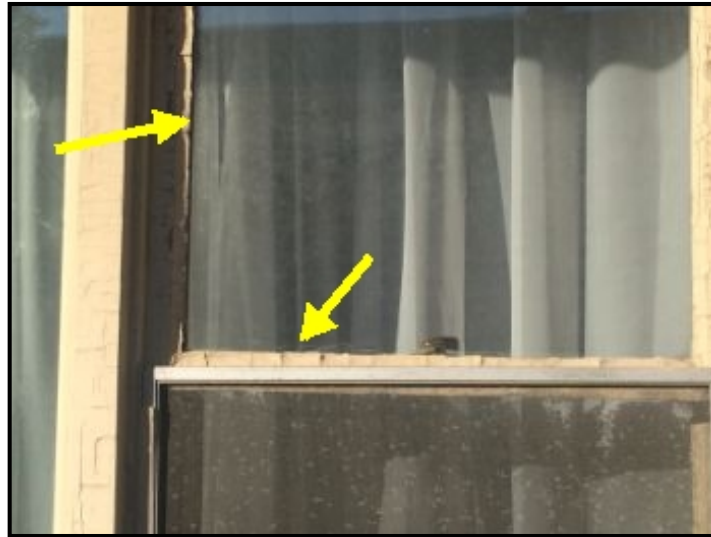
Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Broken glazing observed, suggest re-glazing as necessary.



3. Siding Condition

Good	Fair	Poor	N/A	None
X				

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- There is quarry tile missing around the wrought iron. The wrought iron is showing signs of excessive rust.



2. Grading

Good	Fair	Poor	N/A	None
X				

3. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- The door bell does not work.
- There are exposed wires coming from the wall into an electrical box. This needs to be run in hard pipe. I recommend having a licensed electrician repair or replace this.



4. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.



5. Patio

Good	Fair	Poor	N/A	None
X				

6. Deck

Good	Fair	Poor	N/A	None
X				

7. Miscellaneous

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- The knee wall by the deck is showing sign of deterioration. The top is loose and the wall mortar needs tuckpointing.
- There is mortar missing from the front sill which is causing the mortar to fall out on the stone below. I recommend filling these open areas.
- The shed wood surrounding the upper portion is rotted and should be replaced.
- The fence and gate are in need of some repair.



Basement

1. Plumbing

Good	Fair	Poor	N/A	None
X				

2. Basement Electric

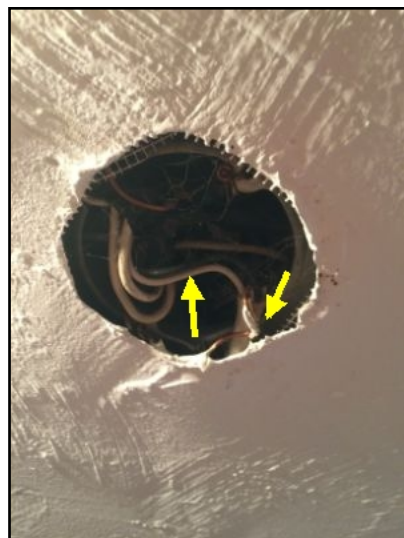
Good	Fair	Poor	N/A	None
	X	X		

Observations:

- The lights in the crawl space need to be rewired with a hard pipe. A lamp cord is not safe and should not be used. I recommend a licensed electrician evaluate this and repair or replace as needed

- There are two openings in the ceiling that need covers. There is also romex installed. Romex is typically not code, although I would recommend checking with the local building department to see if it is up to code.

- There is scorching on the outlet. This is evidence of an overload. This outlet is not designed to be used inside a wall. I recommend a licensed electrician remove this outlet and replace or repair as needed.



3. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Radon Mitigation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Miscellaneous

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is water staining under the basement stairs on the foundation wall and on the west wall paneling.
- There are a few cracked glassblock windows



Sump pump/Ejector pumps

1. Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The sump pump does not work.

There is no power to the outlet.

The sump pump discharge pipe should be of a hard pipe like galvanized or PVC not a flexible hose. The discharge should be directed outside not into the sewer system.

There also should be a check valve on the discharge pipe.



Bedroom 2

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Electrical

Good	Fair	Poor	N/A	None
X				

3. Window Condition

Good	Fair	Poor	N/A	None
X				

Bedroom 3

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. Window Condition

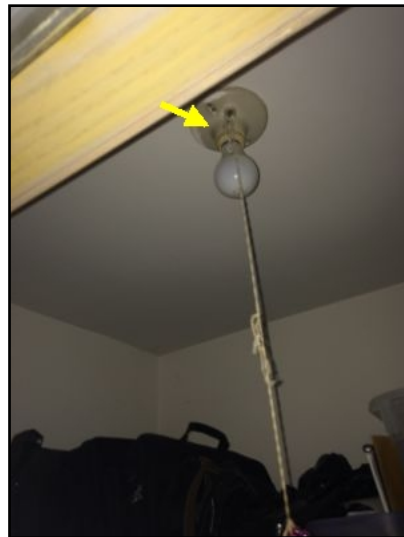
Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
		X		

Observations:

- The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.



Living Room

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Miscellaneous

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet light is missing a protective globe.

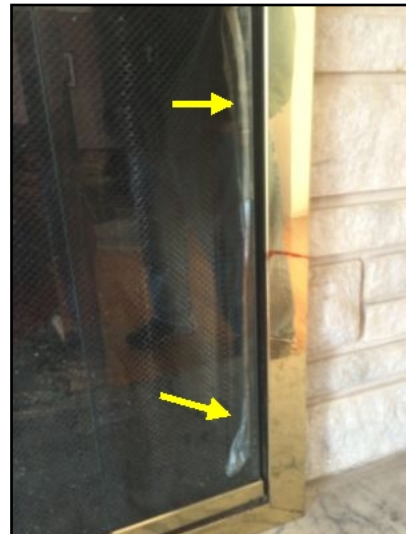


4. Fireplace

Good	Fair	Poor	N/A	None
X	X			

Observations:

- I recommend having the chimney inspected and swept by a qualified chimney sweep.
- There is duct tape on the glass which is typically an indication of the damper not sealing properly which allows the cold air to enter the house.



Master Bedroom

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Window Condition

Good	Fair	Poor	N/A	None
X				

5. Miscellaneous

Good	Fair	Poor	N/A	None
				X

Master Bathroom

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. GFCI

Good	Fair	Poor	N/A	None
X				

3. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
X				

5. Shower

Good	Fair	Poor	N/A	None
X				

6. Bath Tubs

Good	Fair	Poor	N/A	None
X				

7. Toilets

Good	Fair	Poor	N/A	None
X				

8. Window

Good	Fair	Poor	N/A	None
X				

Dining Room

1. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The dimmer switch is missing the knob.



2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- For the age of the windows they are still good windows although they definitely are showing signs of repair and sealing.



Family Room

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The screen on the patio door is torn.
- There is a small water stain on the molding to the right of the door.



3. Miscellaneous

Good	Fair	Poor	N/A	None
	X			

Observations:

- The light fixture in the closet is missing a globe.



Bathroom 3 (second floor hall)

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. GFCI

Good	Fair	Poor	N/A	None
X				

3. Exhaust Fan

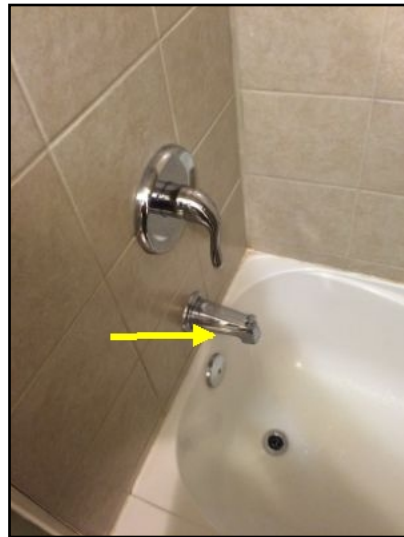
Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Illegal flex drain used under kitchen sink. Should be replaced with correct part by licensed plumber.
- The water pressure to the tub appeared to be very slow. I recommend having a licensed plumber evaluate this and repair as necessary.



5. Shower

Good	Fair	Poor	N/A	None
X				

6. Toilet

Good	Fair	Poor	N/A	None
X				

7. Window

Good	Fair	Poor	N/A	None
				X

Bathroom 2 (first Floor)

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- I recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.



3. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

4. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Illegal flex drain used under kitchen sink. Should be replaced with correct part by licensed plumber.



5. Toilets

Good	Fair	Poor	N/A	None
X				

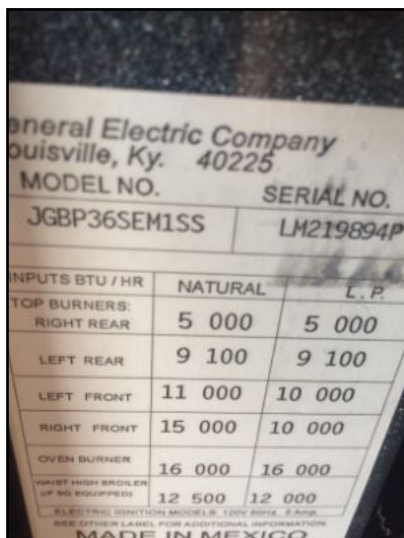
Photos



Air Conditioner 2007



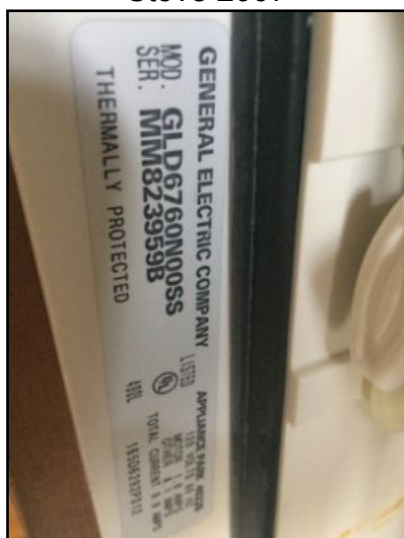
Refrigerator 2016



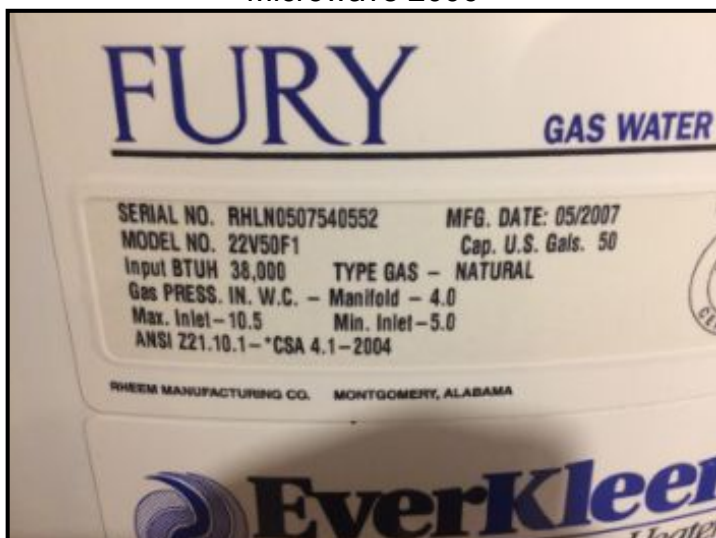
Stove 2007



Microwave 2006



Dishwasher 2007



Water Heater 2007



Furnace 2007



Clothes washer 2007



Clothes Dryer 2007