

# HomeOwner Services, Inc.

1431 E. Jonquil Circle, Arlington Heights, IL 60004  
Tel: 847-749-3444 Fax: 747-749-3555 Mobile: 847-308-1495  
www.homeownerservicesinc.com tommyers55@aol.com

## Sample Inspection Report

PREPARED FOR:

**Gary Myers**

---

### INSPECTION ADDRESS

1241 Wayne Street, Anytown , IL 60004

### INSPECTION DATE

1/28/2008



**This report is the property of the Inspection Company and was prepared for the exclusive use of the client whose name appears above. Use by any unauthorized persons is prohibited.**

# HomeOwner Services, Inc.

1431 E. Jonquil Circle, Arlington Heights, IL 60004  
Tel: 847-749-3444 Fax: 747-749-3555 Mobile: 847-308-1495  
www.homeownerservicesinc.com tommyers55@aol.com

## Summary Report

**Client:** Gary Myers  
**Inspection Address:** 1241 Wayne Street, Anytown , IL 60004  
**INSPECTION DATE:** 1/28/2008  
**Inspected by:** Tom Myers

This Summary Report is intended to provide a convenient and cursory review of the Concerns which are more completely described in the Full Report. It is important that all problems identified in this report, not just those on the summary page, be evaluated and understood by all parties.

The recommendations contained in this Summary, and throughout the Full Report, should be evaluated by qualified specialists before the expiration of your inspection contingency period, because additional defects or concerns may be discovered through in depth investigation.

**This report is the property of the Inspection Company and was prepared for the exclusive use of the client whose name appears above. Use by any unauthorized persons is prohibited.**

---

## Structural

### Foundation

#### Poured Concrete Foundation

##### *Minor Conditions*

- Many of the concrete foundation form ties near the floor are rusty. Recommend cleaning with a wire brush and painting with a Rustoleum paint to stop the rust.

##### *Informational Conditions*

- There are several foundation cracks that have been professionally repaired. You should ask the current owner if these repairs are covered with a warranty. The repaired cracks should be monitored for seepage, future repairs may be necessary. See Articles 1A.00, 1A.01, 1C.21 and 1C.22 for more information.

### Floors

#### Concrete

##### *Minor Conditions*

- There are cracks in the concrete slab floor. This may allow the infiltration of moisture or radon. You should seal the cracks with an appropriate caulking compound. Please note that caulking a crack will not necessarily completely seal any crack and must be redone occasionally. See Articles 1C.22 for more information.

## Exterior

### Roof

## **Asphalt Shingle Roof**

### *Minor Conditions*

- There are exposed nails heads on some of the shingles on the east side. This may allow water to enter. The nail heads should be sealed with a caulk of the proper type by a licensed roofing contractor. See Article 3C.29 for more information.

*See Attached Picture(s) - Figure Set 1*

- There is a missing shingle tab on the roof above the 2nd floor east elevation. The lack of shingles could lead to further and more costly damage. Missing shingles should be replaced. Recommend further evaluation and repair by a licensed roofing contractor. See Article 3C.01 for more information.

*See Attached Picture(s) - Figure Set 2*

## **Drainage Systems**

### *Minor Conditions*

- The downspouts on the southeast and southwest corners of the home empty close to the building foundation. This can promote water intrusion into the structure and could cause settlement of the structure itself. The downspouts must be extended to at least three to six feet from the building, or to a distance equal to the depth of the footings at that location. See Articles 2C.15 and 3C.06 for more information.

*See Attached Picture(s) - Figure Set 3*

- The gutters above the front porch are clogged with debris. This can cause them to overflow and allow roof runoff to fall close to the building. The gutters should be cleaned function properly. See Article 3C.06 for more information.

*See Attached Picture(s) - Figure Set 4*

## **Walls**

### **Wall Covering**

#### *Minor Conditions*

- Some of the exterior wall surface is metal siding without a "J-channel". Siding joints without the "J" channel must always be caulked to prevent water intrusion. There are several joints around door and window frames that have deteriorating caulk. Recommend all deteriorated joints be repaired by a qualified contractor. All See Articles 2A.00 and 2A.02 for more information.

*See Attached Picture(s) - Figure Set 5*

- There is some loose siding on both sides of the back door to the patio. Recommend this siding be repaired by a qualified contractor.

*See Attached Picture(s) - Figure Set 6*

### **Doors**

#### *Minor Conditions*

- There is no screen on the back French door to the patio. You should ask the sellers if a screen was ever installed.

## **Attachments**

### **Stoop**

#### *Minor Conditions*

- There are shrinkage cracks in the concrete front porch stoop. You should monitor for changes, future repairs may be necessary if cracks expand. See article 1C.24 for additional information.

*See Attached Picture(s) - Figure Set 7*

## **Grounds**

### **Grading & Surface Drainage**

#### *Informational Conditions*

- The downspouts on the southeast and southwest corners of the home should be extended a minimum of 3 feet from the foundation to minimize the potential for water intrusion.

### **Pests**

#### *Minor Conditions*

- There is a rabbit nesting under the cantilevered bay for the back door. You should seal access points to prevent further nesting.

*See Attached Picture(s) - Figure Set 8*

- Small pests are likely to be nesting under the cantilevered front bay window. The screening material has been damaged and should be replaced.

*See Attached Picture(s) - Figure Set 9*

#### **Lawn Spinkler**

##### *Informational Conditions*

- There is a lawn sprinkling system installed on the property. Testing sprinkler systems is beyond the scope of this inspection. You should have a qualified specialist examine this system. The sprinkler backflow device was removed and placed in the basement by the main water shutoff for the winter, you will need to have this device reinstalled in the spring by a specialists. See Article 4A.14 for more information.

*See Attached Picture(s) - Figure Set 10*

## **Electrical**

### **Wiring Devices**

#### **Carbon Monoxide Detectors**

##### *Major Safety, Health or Cost Conditions*

- Carbon monoxide detectors may be missing at one or more recommended locations. I was unable to determine if the detectors in the 2nd floor hall were this type. You should ask the sellers if the alarm system has CO2 detecting capabilities. As of January 1, 2007, the State of Illinois requires CO2 detectors a maximum of 15 feet of every bedroom in homes that are heated by fossil fuel. See Article 6E for more information about recommended locations and proper maintenance.

## **Heating & Cooling**

### **Gas Furnace with Central Cooling**

#### **Outdoor Cooling Unit**

##### *Informational Conditions*

- The air conditioner was not operated because the outside air temperature was below 60 degrees.

## **Interior**

### **Ceilings**

#### **Drywall**

##### *Minor Conditions*

- There is a bulged tape seam in the ceiling above the front entrance. This is most likely caused by seasonal movement due to humidity and temperature changes. Recommend monitoring until the next interior paint project. It should then be repaired by a professional.

### **Windows**

#### **Single or Double Hung Windows**

##### *Minor Conditions*

- One or more screens are missing or damaged. The screens help to prevent intrusion of insects to the interior. You should replace or repair the damaged or worn screens.

### **Attic**

#### **Insulation**

##### *Minor Conditions*

- The attic insulation was disturbed in several areas by contractors installing cables. You should repair any disturbed areas and add additional insulation to ensure adequate energy efficiency.

*See Attached Picture(s) - Figure Set 11*

## Basement

### Insulation

#### *Minor Conditions*

- Some of the insulation at the rim joist above the electrical panel has been disturbed. Recommend repair by a qualified contractor.

*See Attached Picture(s) - Figure Set 12*

### Radon Mitigation System

#### *Informational Conditions*

- There is an active radon mitigation system present. It is not possible to determine if the system is reducing the level of radon in the building without doing a radon test. Recommend radon testing by a licensed specialist. For additional information see article 9R.

#### *Major Safety, Health or Cost Conditions*

- An active Radon mitigation was installed in 2003. At that time, all sump and ejector covers should have been sealed and all cracks in the foundation should have been sealed. It appears a new sump pump and back-up pump were installed which caused the sump cover seal to break. Recommend you test for Radon before the close of escrow. If levels are high, the pump covers and all cracks will most likely need to be sealed. See article 9R for additional information.

## Kitchen, Bath and Laundry

### Kitchen

#### Cabinets

##### *Minor Conditions*

- The north corner base cabinet door will not close and latch properly. This is most likely caused by loose or maladjusted hinges, recommend repair by a qualified contractor. See Article 8C.02 for more information.

*See Attached Picture(s) - Figure Set 13*

#### Cooktop

##### *Major Safety, Health or Cost Conditions*

- The glass cooktop is cracked and should be replaced. You should check with a qualified appliance dealer for replacement costs. See 8C.13 for more information.

*See Attached Picture(s) - Figure Set 14*

### Laundry

#### Washer & Dryer

##### *Informational Conditions*

- The washer and dryer are 1-5 years old and located on the main floor. I recommend you replace the water lines with steel braided hoses that can be purchased from a local home center. This will prevent the lines from bursting in the future.

# Inspection Pictures

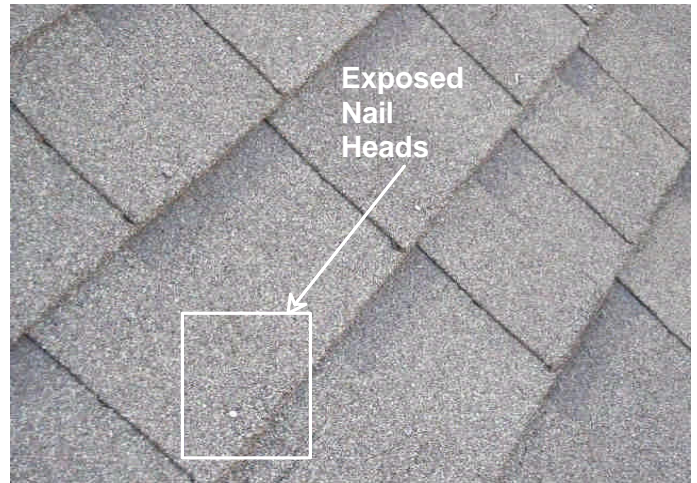


Figure Set - 1 Exposed nails heads

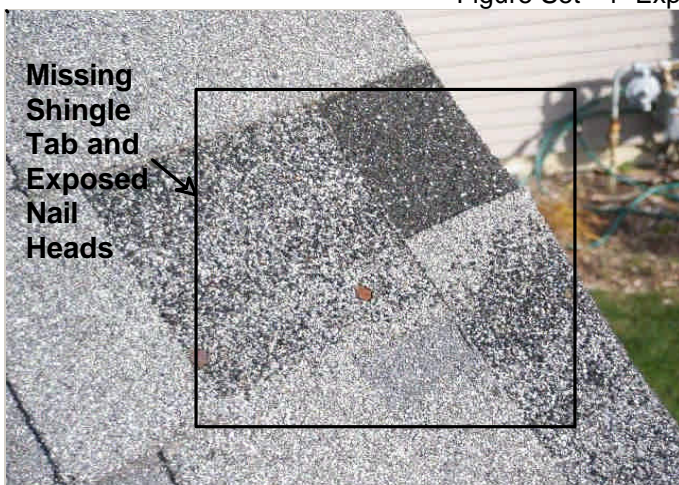


Figure Set - 2 Missing asphalt shingle tab

# INSPECTION PICTURES

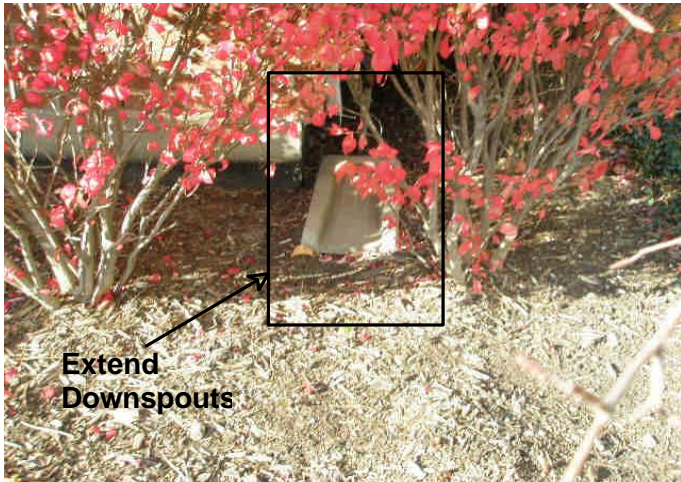


Figure Set - 3 Extend downspouts

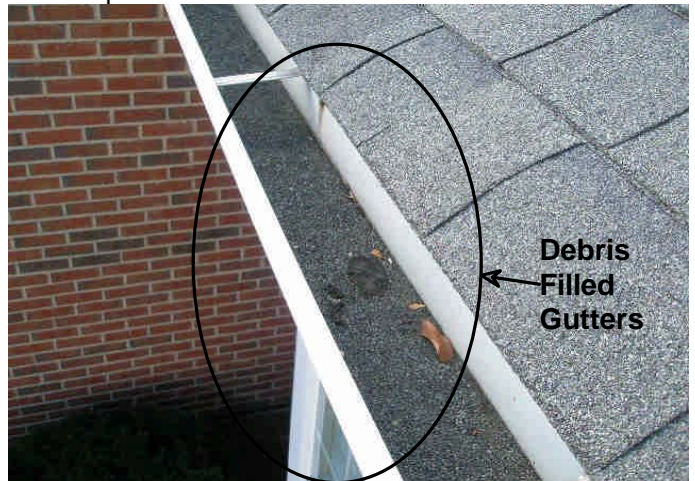
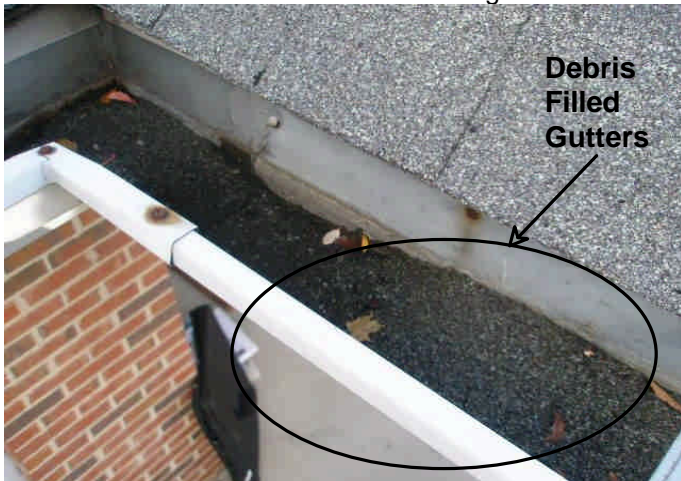


Figure Set - 4 Clogged gutters

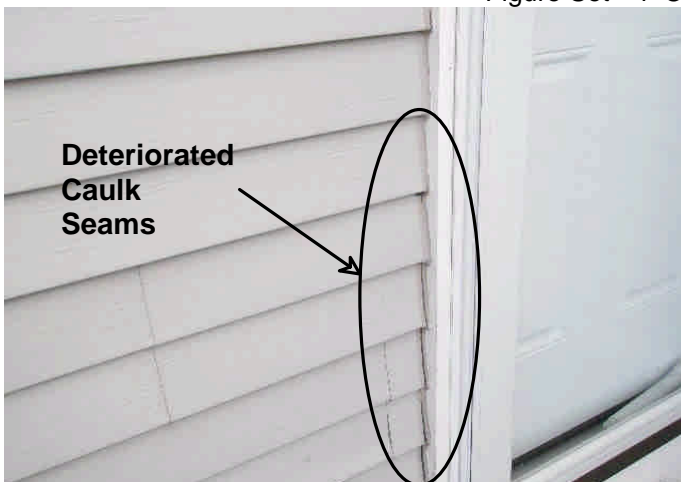


Figure Set - 5 Metal siding without a J-channel

# INSPECTION PICTURES

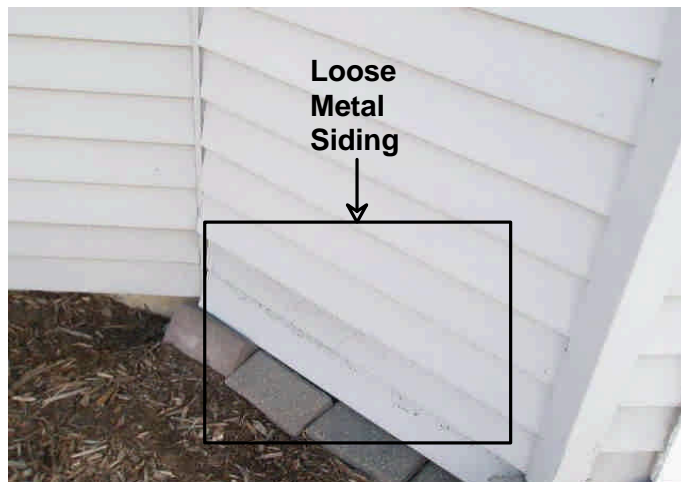


Figure Set - 6 Loose metal siding



Figure Set - 7 Shrinkage cracks in concrete stoop

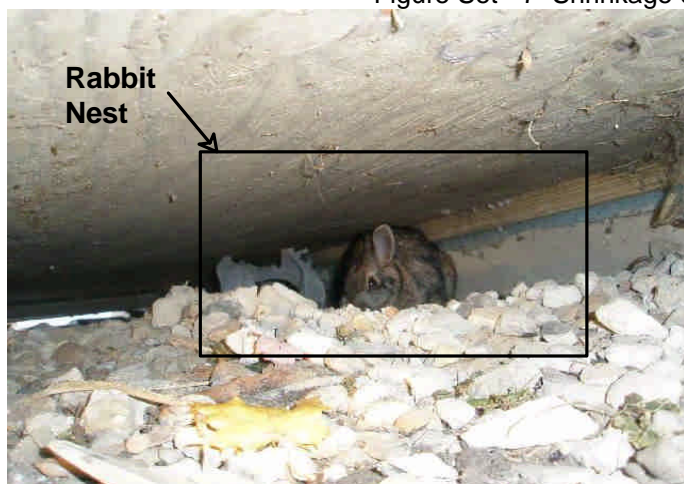


Figure Set - 8 Nest under back door bay



# INSPECTION PICTURES



Figure Set - 9 Nest under cantilevered bay window

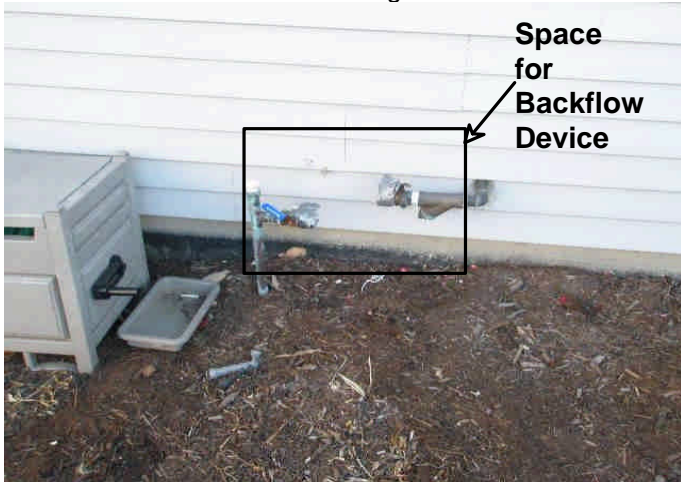


Figure Set - 10 Lawn sprinkler not inspected

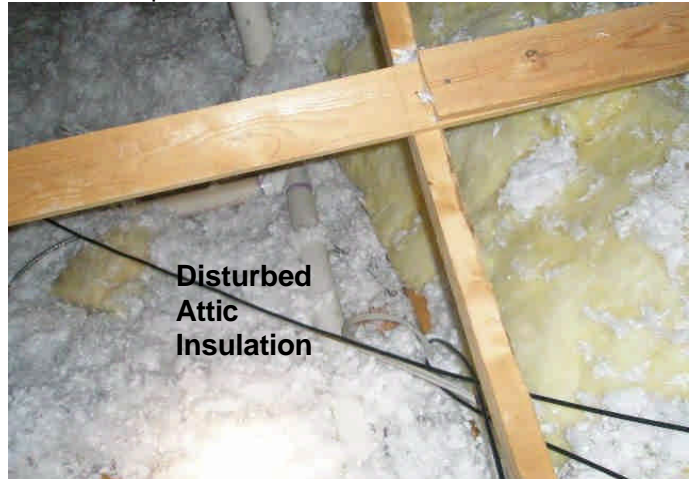
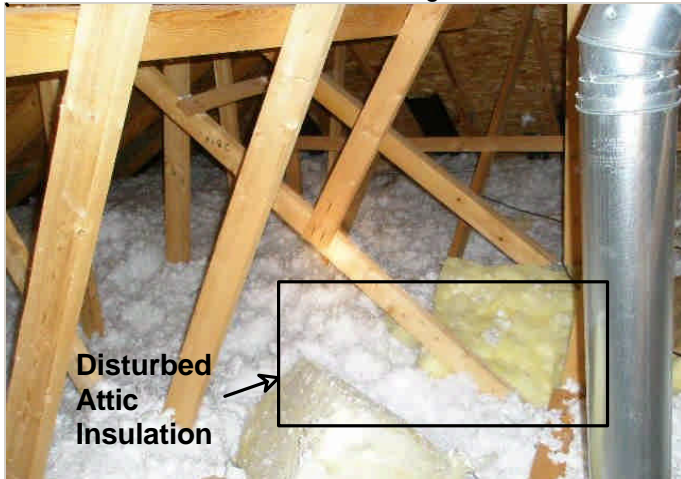


Figure Set - 11 Insulation disturbed

# INSPECTION PICTURES

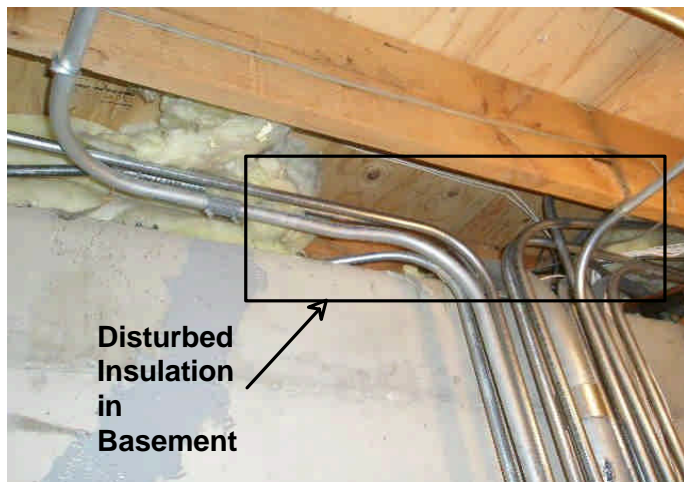


Figure Set - 12 Loose or fallen



Figure Set - 13 Door hinges loose



Figure Set - 14 Cooktop should be replaced

# INSPECTION PICTURES