



Inspection Report

Sample Report

Property Address:



Assure Home Inspection

Harold (Russ) Weigal IL 450.002365
19431 Sarkis Dr.
Mokena, IL 60448
708-692-7877



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Date: 1/22/2022	Time:	Report ID:
Property:	Customer: Sample Report	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.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Below 32

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roofing

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

		IN	NI	M	NP	RR	Styles & Materials
1.0	FLASHINGS	•					Viewed roof covering
1.1	Roofing					•	from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS					•	Sky Light(s): None
1.3	Gutters, downspouts, and roof drainage system.					•	Chimney (exterior): Brick Metal Flue Pipe

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Comments:

1.1 (1) The house roofing shingles were newer and in good condition.

The detached shed roof was older, and had one missing shingle. Contact a roofing contractor to replace the missing shingle and any others that they find that need repair.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

- 🏠 (2) There are trees in contact with the roof. This can cause damage to the roofing shingles and other components of the home. Contact a qualified person to trim tree branches away from the home.




1.1 Item 8(Picture)

- 🏠 1.2 There are a few cracks in the brick chimney cap. I recommend caulking to prevent further damage.



1.2 Item 1(Picture)

 **1.3** (1) There was one downspout that was not properly attached to the home. If not properly attached, further damage may occur. Contact a qualified contractor to properly attach the downspout to the home.



1.3 Item 1(Picture)

🏠 (2) The downspouts should be extended 6'-8' away from the home. This will prevent damage to the foundation, and water from entering the lower levels of the home. Contact a landscaping contractor to extend all downspouts away from home.



1.3 Item 2(Picture)

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	M	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM					•	Siding Style: Lap Brick
2.1	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)					•	Siding Material: Vinyl Brick veneer
2.2	DOORS (Exterior)					•	Exterior Entry Doors: Steel
2.3	WINDOWS					•	Appurtenance: Patio
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•					Driveway: Asphalt
2.5	EAVES, SOFFITS AND FASCIAS					•	

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INNI MNP RR

Comments:

 **2.0** There is a section of loose siding on the rear of the home. If not properly secured, further damage may occur. Contact a qualified contractor to properly secure the siding.



2.0 Item 1(Picture)

🏠 2.1 (1) There are sections of the rear walkway that have settled or lifted. This has caused a tripping hazard. If not repaired, injury to occupants may occur. Contact a concrete company to repair or replace the damaged sections of walkway.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

🏠 (2) The grading is low on the front and sides of the home. Low grading causes water to flow toward the home. The water can cause damage to the foundation or enter the crawl space. To correct the low grading, a landscaping company should be contacted to build up all low areas around the home.



2.1 Item 3(Picture)

🏠 (3) The driveway is made of asphalt. Asphalt driveways should have a protective coating applied annually. I recommend applying a new protective coating to the driveway.



2.1 Item 4(Picture)

🏠 (4) The brick paver walkway needs repair. Brick pavers need periodic repair and maintenance to prevent damage. The algae must be removed from the joints, the brick power washed, new sand applied, and a new protective coating applied. Contact a landscaping company to perform this repair.

These pavers have also settled. They will need to be removed and reset.



2.1 Item 5(Picture)

🏠 2.2 (1) The lock does not function on the rear storm door. Contact a qualified contractor to repair or replace the lock



2.2 Item 1(Picture)

- 🏠 (2) The three seasons room double doors are severely worn. Contact a painting contractor to repair and paint.




2.2 Item 2(Picture)

🏠 2.3 There are gaps under the shed windows. Contact a qualified contractor to seal all openings.



2.3 Item 1(Picture)

 **2.5** There is peeling paint and water damaged trim, fascia, and soffits, on the exterior home and shed. If not repaired and painted, further damage will occur.

Contact a qualified contractor to repair, replace water damaged wood, and paint.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)

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	M	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•					Garage Door Type: Two automatic Garage Door Material: Metal Auto-opener Manufacturer: CHAMBERLAIN
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•					
3.2	GARAGE DOOR (S)	•					
3.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					
3.4	GARAGE FLOOR	•					
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)					•	

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IN NI M NP RR

Comments:

 **3.5** The garage door opener is not equipped with safety sensors that prevent injury to occupants or animals. The sensors should be located on the lower portion of the garage door, and are designed to reverse the direction of the door if someone is beneath. This is a safety code enforced by municipalities. Contact a qualified person to install safety sensors on the garage door.



3.5 Item 1(Picture)

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	M	NP	RR	Styles & Materials
4.0	CEILINGS	•					Ceiling Materials: Drywall
4.1	WALLS	•					Wall Material: Drywall
4.2	FLOORS					•	Floor Covering(s): Carpet Tile Wood
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS					•	
4.4	WINDOWS (REPRESENTATIVE NUMBER)	•					Interior Doors: Hollow core
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS					•	Window Types: Casement
4.6	DOORS (REPRESENTATIVE NUMBER)					•	Cabinetry: Wood Countertop: Granite

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IN NI M NP RR

Comments:


 **4.2** There are several upper bathroom floor tiles that are cracked, and several kitchen floor tiles with holes. Contact a flooring contractor to replace all damaged floor tile.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

 **4.3** The upper level hand railing is slightly loose. If not properly secured, further damage will occur. Contact a qualified contractor to properly secure the railing.



4.3 Item 1(Picture)


4.4 There were two cracked windows on the shed. Cracked windows are a safety hazard because of the potential for injuries from the cracked glass. Contact a glass replacement company to replace the cracked windows.



4.4 Item 1(Picture)




4.4 Item 2(Picture)

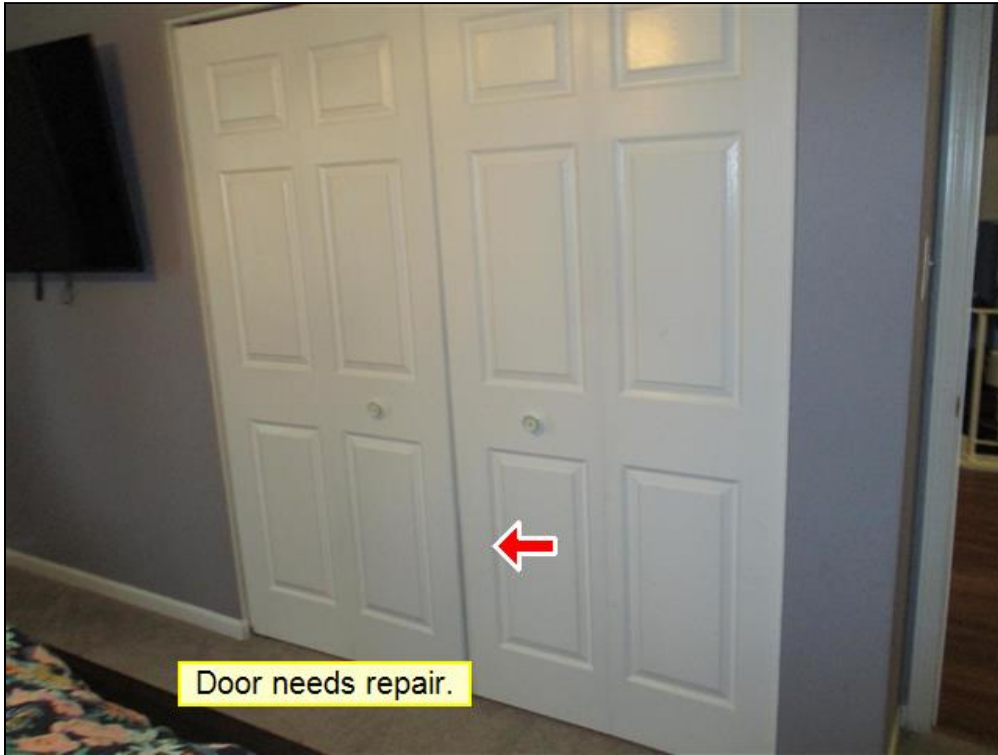
 **4.5** There is one kitchen cabinet drawer that does not open. The drawer contacts the dishwasher upper handle. To correct this issue, the dishwasher may need to be replaced with one that has a recessed handle.

Contact a qualified contractor to make repairs needed so door can be utilized.

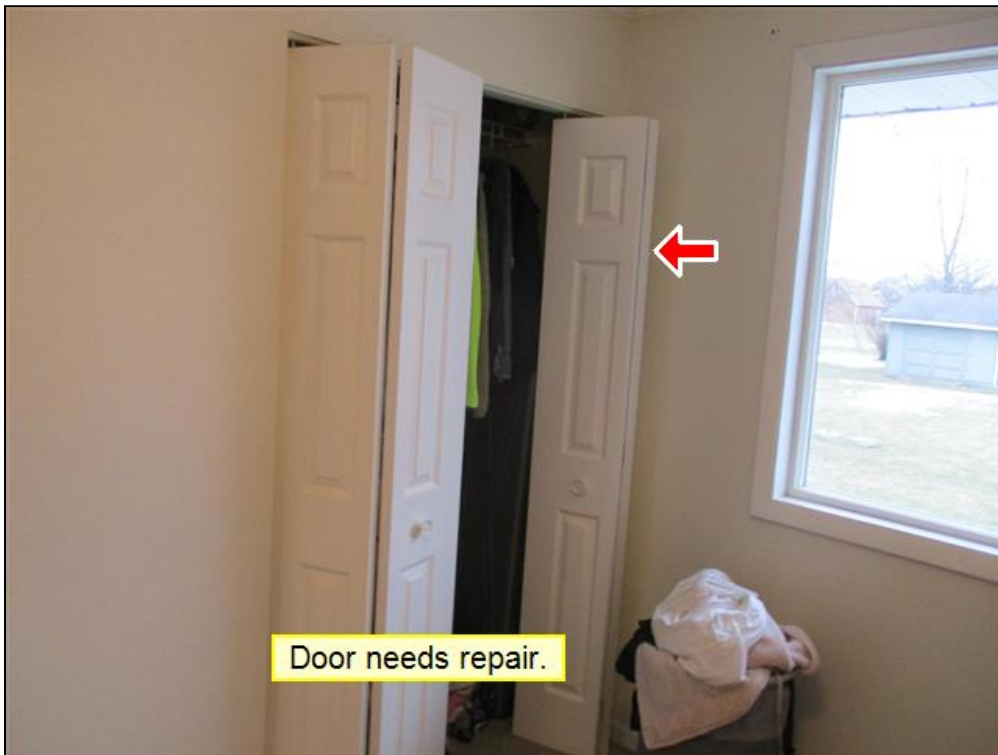


4.5 Item 1(Picture)

 **4.6** There were two interior doors that did not close and latch properly. This is not a major issue but adjustment is needed. Contact a qualified person to adjust the doors so that it closes and latches properly.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

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.

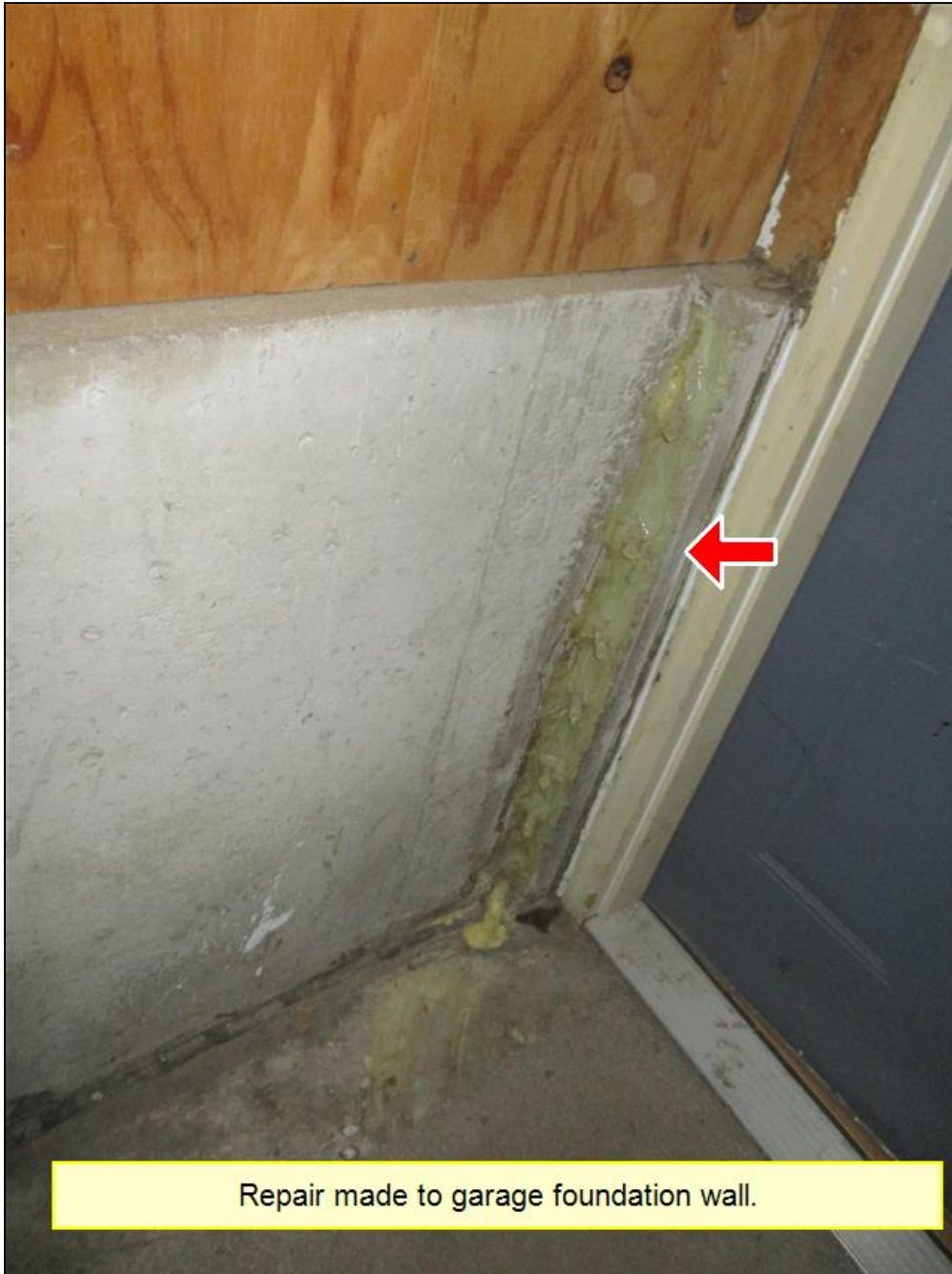
		IN	NI	M	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)			•			Foundation: Poured concrete Method used to observe
5.1	WALLS (Structural)	•					Crawlspace: No crawlspace
5.2	COLUMNS OR PIERS	•					Floor Structure: Wood joists
5.3	ROOF STRUCTURE AND ATTIC	•					Wall Structure: 2 X 4 Wood
5.4	FLOORS (Structural)	•					Columns or Piers: Steel lally columns
5.5	CEILINGS (structural)	•					Roof Structure: Stick-built Roof-Type: Hip Method used to observe attic: From entry Attic info: Scuttle hole

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IN NI M NP RR

Comments:

5.0 (1) There were repairs made on the basement concrete walls. These repairs are common and not a problem, but I recommend asking owner for any warranties that may be transferable.



Repair made to garage foundation wall.

5.0 Item 1(Picture)



5.0 Item 2(Picture)

(2) There was a lot of storage in the basement. This makes it impossible for me to view all walls, floors, etc. I recommend checking the basement when you do your final walk through inspection.



5.0 Item 3(Picture)

🏠 (3) There are strong signs of microbial growth on concrete walls in the basement. The microbial growth developed because of the damp atmosphere in the basement. Contact a mold professional to test or remove the growth.



5.0 Item 4(Picture)


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.

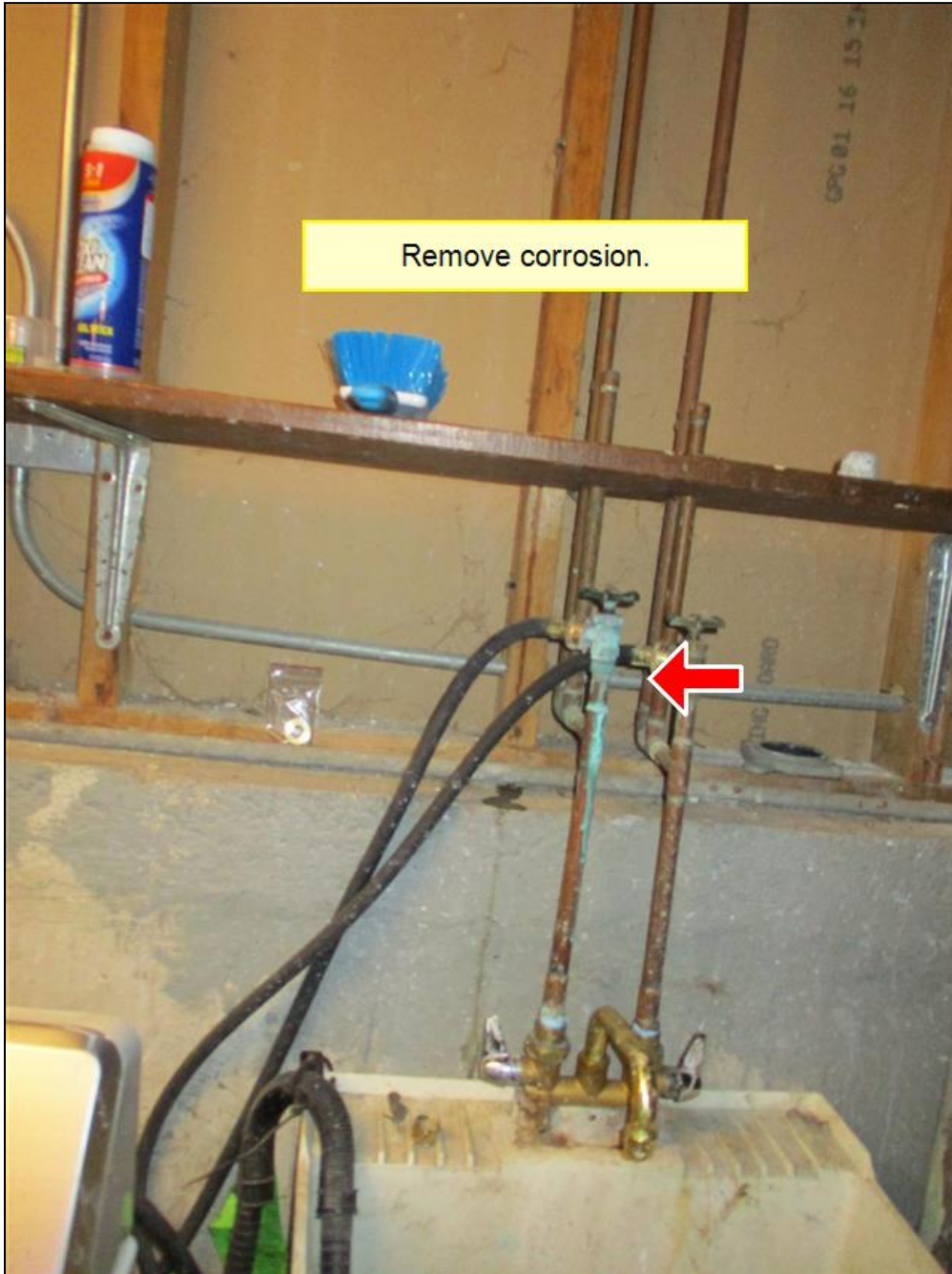
6. Plumbing System

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	M	NP	RR	Styles & Materials
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES					•	Water Source: Well
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Water Filters: Whole house conditioner In Line Filter
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS					•	Plumbing Water Supply (into home): Galvanized (old)
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Plumbing Water Distribution (inside home): Copper
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•					Washer Drain Size: Utility Sink
6.5	MAIN FUEL SHUT OFF (Describe Location)	•					Plumbing Waste: PVC Copper
6.6	EJECTOR PUMP					•	Water Heater Power Source: Gas (quick recovery)
6.7	RADON MITIGATION SYSTEM				•		Water Heater Capacity: 40 Gallon (1-2 people)
6.8	Sump pump	•					Manufacturer: RICHMOND

Comments:

 **6.0** (1) There are sections of the water piping that are corroded. If the corrosion is not removed, leaking may develop. Remove all corrosion from water piping. This can be done with a wire brush or emery cloth.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The home is equipped with a private well and waste disposal system. It is necessary to have the well and waste system inspected for proper operation. Normally this cost is incurred by the seller. If seller is not paying for the inspection, I highly recommend having the systems inspected. Contact a well and septic inspection company to properly check condition of well and waste disposal system.



6.0 Item 3(Picture)



View of waste disposal system,

6.0 Item 4(Picture)

(3) The home is equipped with an in-line water filter. The filter is designed to remove particulate matter from the water. The filter will need to be changed periodically. If not changed, the water pressure will decrease in the home. I recommend asking the home owner how to operate and change filter.



Inline filter.


6.0 Item 5(Picture)

(4) The home is equipped with a water softener. The softener will need maintenance and salt added regularly. I recommend asking the current home owner to show you how to operate and maintain this equipment.

It is beyond the scope of a home inspection to test the operation of the softener. You will need to contract a water treatment company if you want to have it tested.



6.0 Item 6(Picture)

 (5) The upper bathroom shower faucet is not properly installed. One of the faucet handles turns off when in the horizontal position and the other shuts the water off in the vertical position.

Contact a plumbing contractor to further evaluate and make repairs needed for proper operation.



6.0 Item 7(Picture)

🏠 6.2 (1) The water heater was manufactured in 2006.

🏠 (2) There is no bonding wire present on the water heater. A bonding wire is required to prevent the electrolysis that can occur when dissimilar metals are joined together. The bonding wire is intended to allow that faint current between the water pipes to bypass the copper-to-steel fittings and thereby prevent corrosion caused by electrolysis. Contact a qualified person to install a bonding wire.

🏠 (3) The water heater gas piping is connected with flexible tubing. Modern standards require all gas piping to be made of black iron piping. This is a safety issue that must be corrected. Contact a plumbing contractor to install black iron piping.



6.2 Item 1(Picture)


- 🏠 (4) The water heater water piping is connected with flexible copper tubing. Modern plumbing code, and local municipal codes, do not allow this material. Contact a qualified person to connect the water heater with hard copper piping.



6.2 Item 2(Picture)

6.3 The main water shut-off is located in the basement at the pressure tank.

6.5 The main fuel shut off is at gas meter outside

 **6.6** Modern code requires ejector pits to have a sealed cover. Contact a qualified person to install a sealed cover on the ejector pit.

6.8 RECOMMENDATION: I highly recommend installing a back up system on the sump pump. In the event of a power outage, a back up system will help prevent water damage. Contact a plumbing contractor to install a back up system.

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.

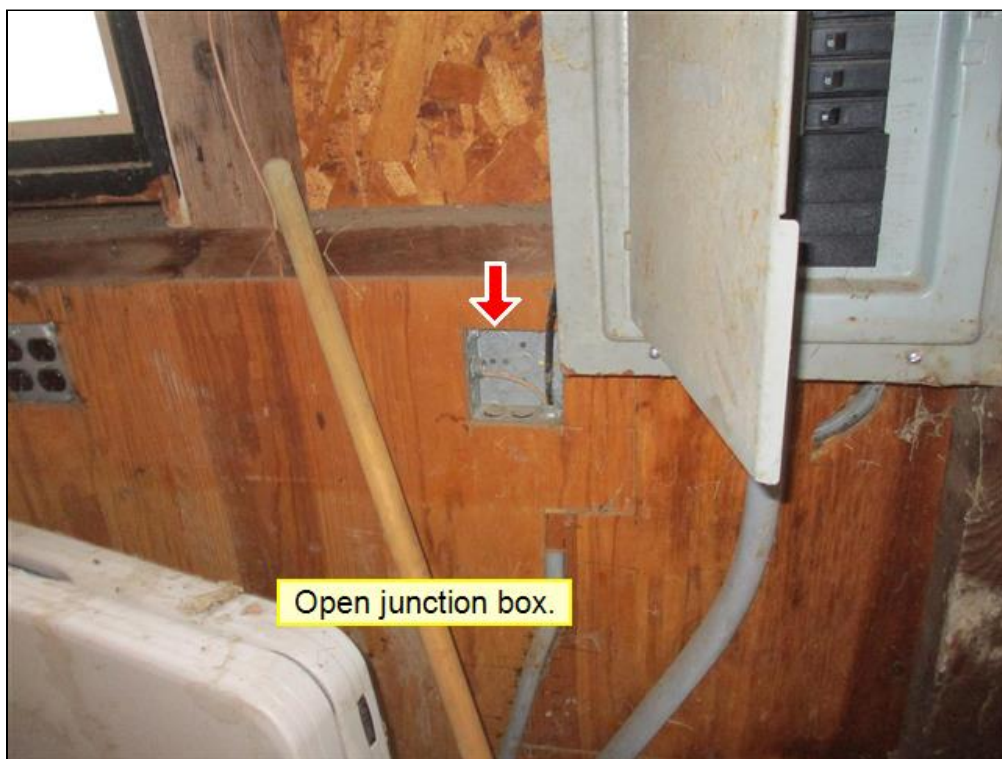
		IN	NI	M	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•					Electrical Service
7.1	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•					Conductors: Below ground
7.2	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES,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

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IN NI M NP RR

Comments:

7.1 There was one open junction box in the shed. Open junction boxes are a safety hazard because the internal wires are exposed to the occupants. This can also cause an FHA, or other inspections, to fail. Install covers on all open junction boxes around home.



7.1 Item 1(Picture)

7.2 (1) The kitchen electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in the kitchen. Modern standards now require GFCI outlets above the counters in the kitchen. Install GFCI type outlets above the counters in the kitchen.



7.2 Item 1(Picture)

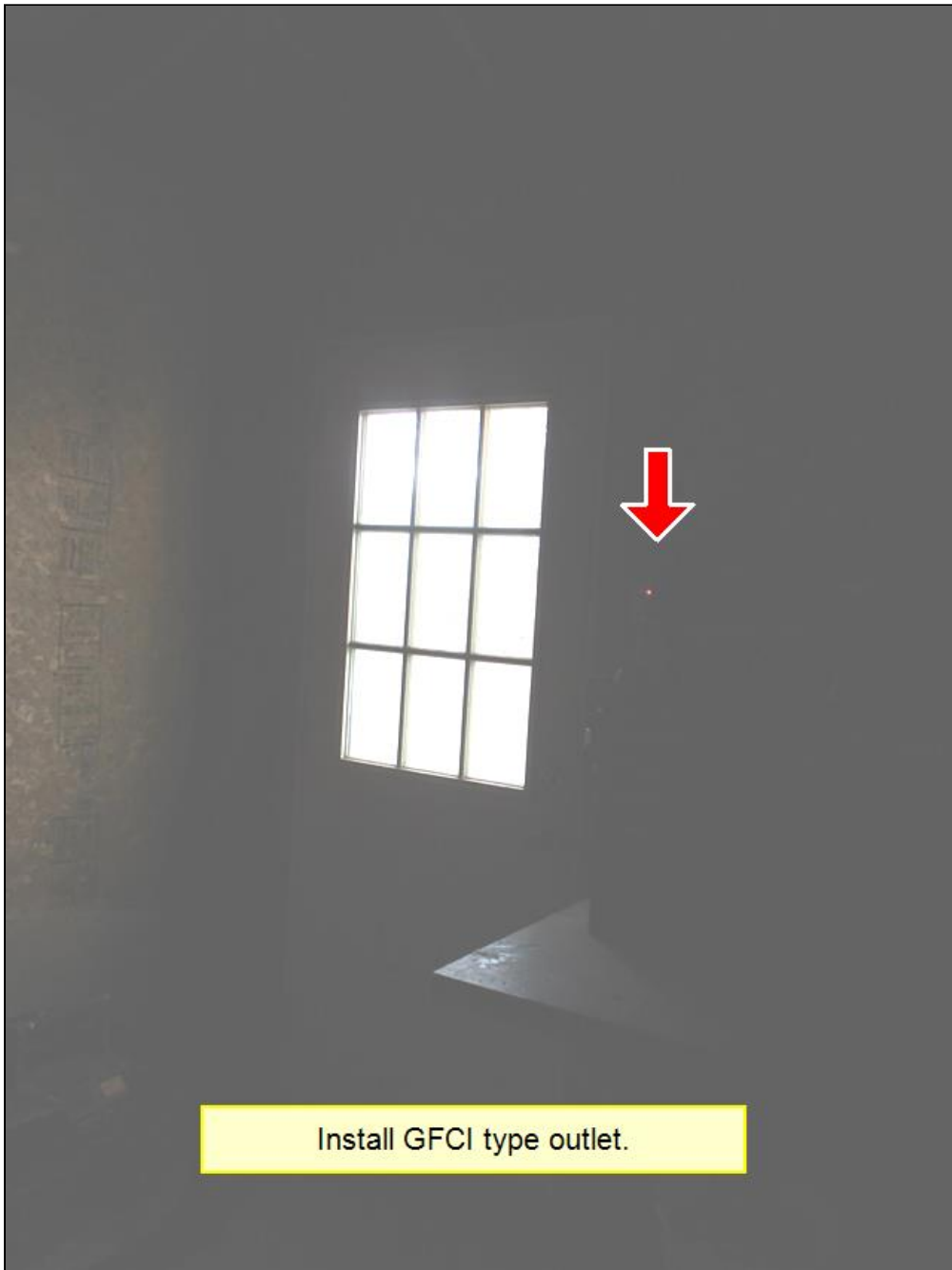


7.2 Item 2(Picture)

(2) There were three garage electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in the garage. Modern standards not require GFCI outlets in the garage. I recommend updating electrical outlets in garage to GFCI type outlets.



7.2 Item 3(Picture)



7.2 Item 4(Picture)



7.2 Item 5(Picture)

📍 (3) The basement electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in the basement. Modern standards not require GFCI outlets in unfinished basements. I recommend updating electrical outlets in garage to GFCI type outlets.



7.2 Item 6(Picture)



7.2 Item 7(Picture)



7.2 Item 8(Picture)


(4) Most of the shed electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets. Modern standards not require GFCI outlets in garages and sheds. I recommend updating electrical outlets in shed to GFCI type outlets.

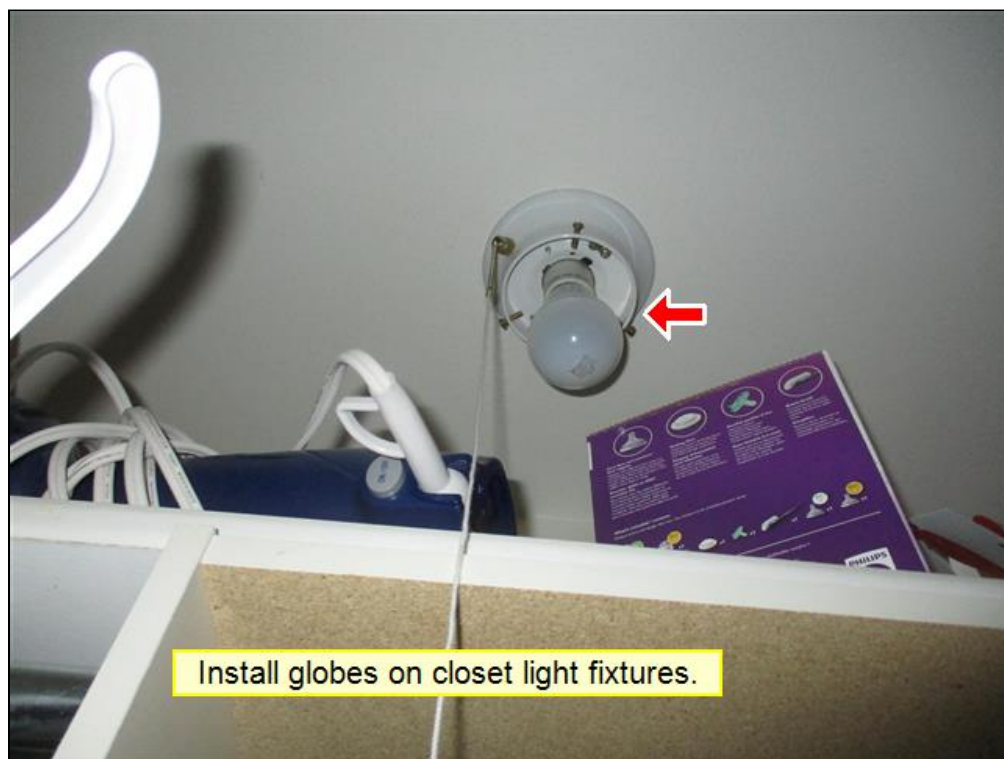


7.2 Item 9(Picture)



7.2 Item 10(Picture)

 **7.3** (1) Modern fire safety standards require the closet light bulbs to be covered by a protective globe. This globe prevents contact between the hot light bulbs and clothing. When this home was built these type light fixtures were not used. I recommend installing globe type light fixtures in all closets to protect the occupants from fire hazards.



7.3 Item 1(Picture)

(2) There were several light fixtures that did not function. The problem may be as simple as burnt out light bulbs, or the fixture may not function. I recommend asking the home owner to replace all light bulbs and ensure all light fixtures function. You can then check them when you do your final walk through.



Missing lights and globe on kitchen ceiling fan.

7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)

🏠 (3) One of the exterior rear light fixtures has a missing globe. These globes can be purchased at any hardware type store. Purchase and install a protective globe.




7.3 Item 7(Picture)

(4) There was one exterior rear electrical outlet that was loose. A loose outlet can cause arcing which can cause damage to the electrical outlet or even fire. Contact a qualified person to properly secure the outlets. See pictures for locations.



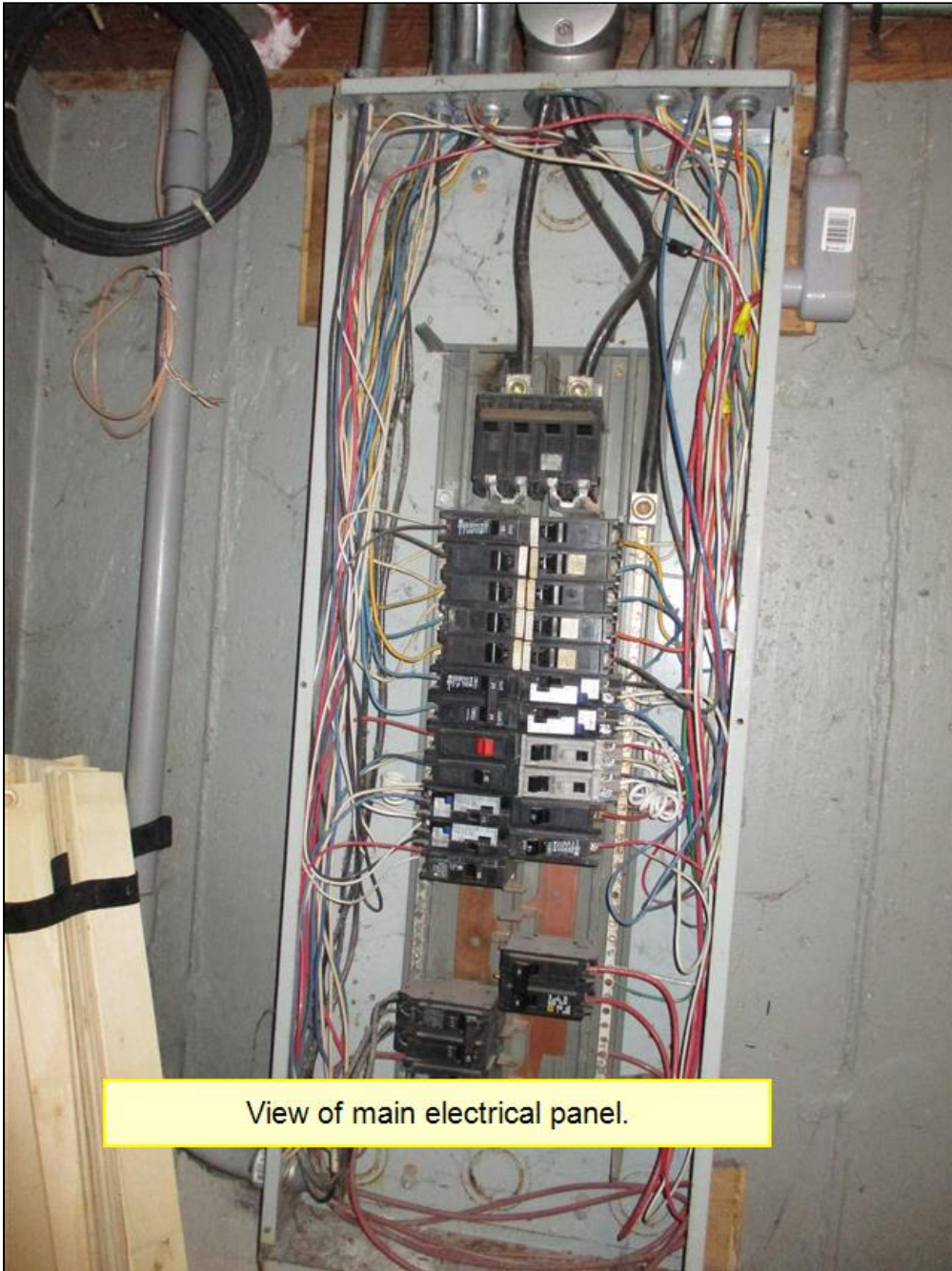
7.3 Item 8(Picture)

 **7.4** (1) There is an opening on the front of the detached shed electrical panel. Openings in the electrical panel are a safety hazard because the internal components are exposed to the occupants. If not corrected, injury could occur. This can be corrected by inserting a breaker, or inserting a cover plate. Both items can be purchased at any hardware store. Any type electrical work should be done by a qualified person.

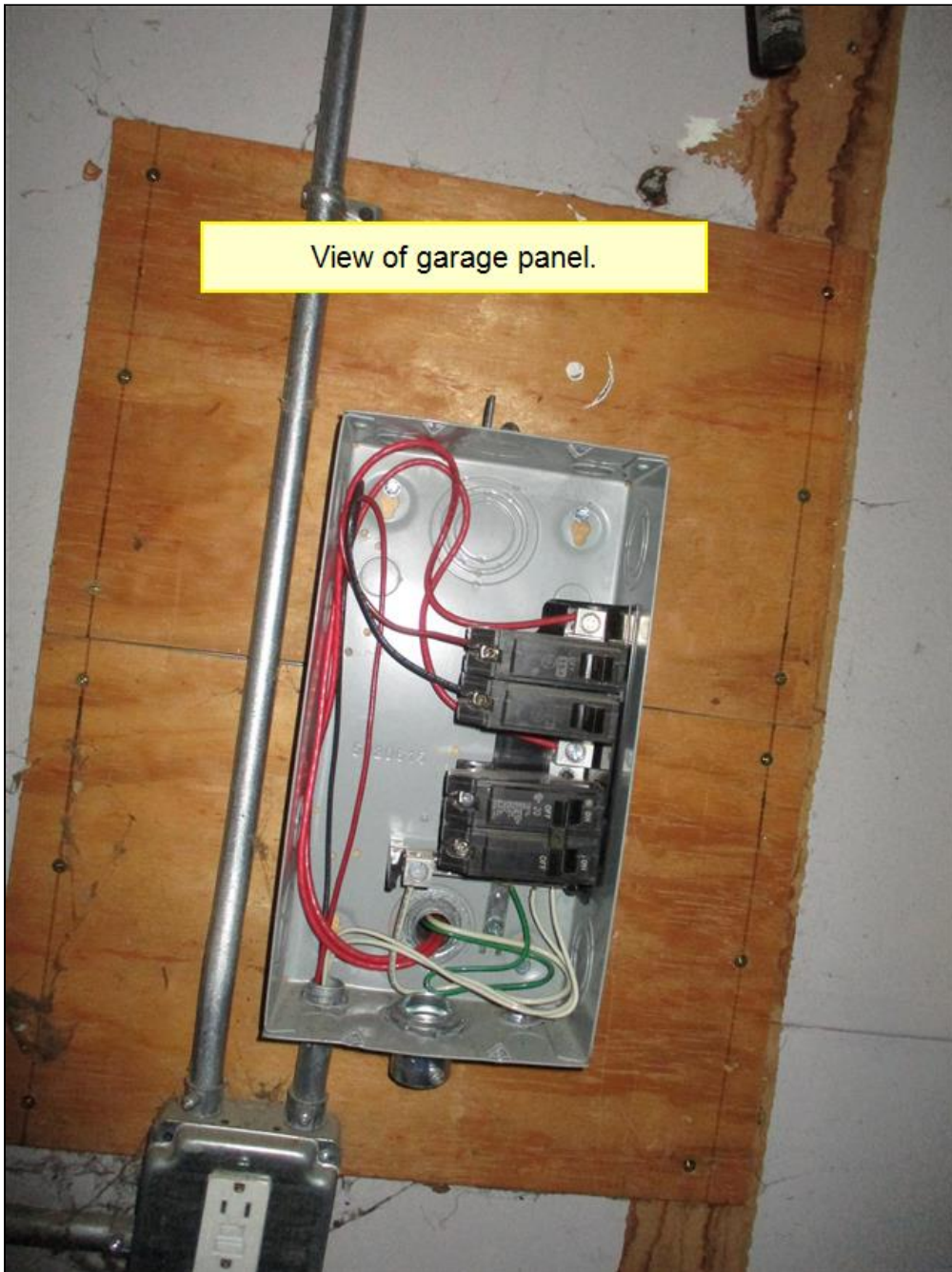
The main electrical panel is located in the basement, there is a sub-panel in the garage, and one in the detached shed.



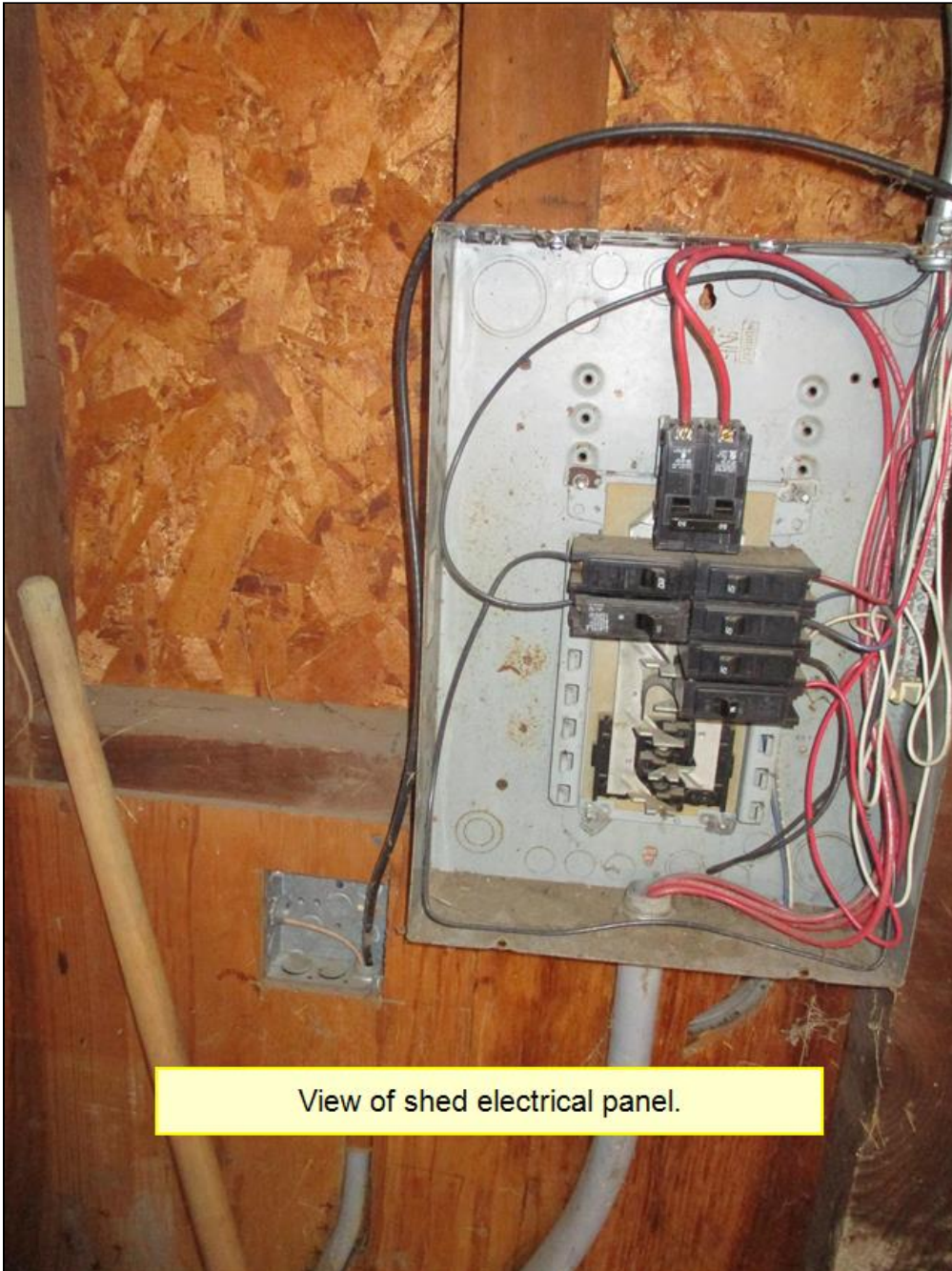
7.4 Item 1(Picture)



7.4 Item 2(Picture)

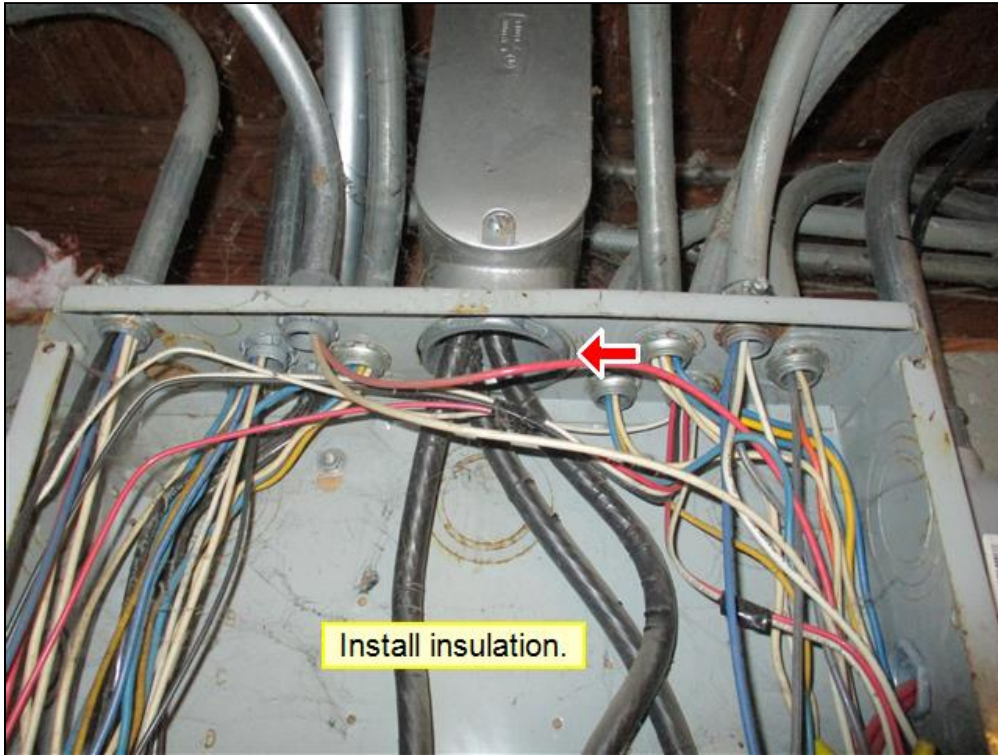


7.4 Item 3(Picture)



7.4 Item 4(Picture)

🏠 (2) RECOMMENDATION: Install insulation in the main electrical panel conduit. This will prevent water, insects, or small animals from entering the home. WARNING: This is a live electrical panel. Have a qualified person install the insulation.



7.4 Item 5(Picture)

7.6 The main electric panel is located in the basement.

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

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	M	NP	RR	Styles & Materials
8.0	NORMAL OPERATING CONTROLS	•					Heat Type: Forced Air
8.1	AUTOMATIC SAFETY CONTROLS	•					Energy Source: Gas
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					•	Number of Heat Systems (excluding wood): One
8.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Ductwork: Non-insulated
8.4	HEATING EQUIPMENT	•					Filter Type: Electronic air cleaner
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•					Types of Fireplaces: Vented gas logs
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)					•	Operable Fireplaces: One
8.7	GAS/LP FIRELOGS AND FIREPLACES				•		Number of Woodstoves: None
8.8	NORMAL OPERATING CONTROLS		•				Cooling Equipment Type: Air conditioner unit
8.9	COOLING AND AIR HANDLER EQUIPMENT		•				Cooling Equipment Energy Source: Electricity
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Central Air Manufacturer: AGED
		IN NI M NP RR					Number of AC Only Units: One

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

 **8.2** The humidifier was not working during the home inspection. Humidifiers are important to prevent wood flooring and trim from drying out and separating. They also have health benefits for occupants. I recommend contacting a heating contractor to repair humidifier in home.

There are two humidifiers that do not function.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.4 (1) The furnace was manufactured in 2005.

(2) The furnace operated as intended, but it is very dusty and dirty. Dust and dirt can lead to premature failure of the furnace. I recommend having the furnace cleaned by a HVAC contractor.




8.4 Item 1(Picture)

8.5 I conducted a level I inspection of the chimney and flues. My view of the chimney, flue, and shelf are limited. The National Fire Place Association recommends a level II inspection upon sale or transfer of a property. A level II inspection includes video scanning to examine flue liner condition, material, sizing, and clearances. Contact a chimney sweep to conduct a level II inspection of the fireplace and flue.



8.5 Item 1(Picture)

 **8.6** (1) There is water damage present on the lower portion of the rear three seasons room fireplace and wall. This indicates that water is entering the fireplace or flue.

To properly correct this issue, a chimney sweep must first be contacted to further evaluate and eliminate the water source.

After the water source is eliminated, a mold mitigation company must be contracted to properly remove water damaged material.

Contact qualified contractors to complete this repair.



8.6 Item 1(Picture)



8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)

🏠 (2) I inspected the fireplace and flue, but it is impossible for me to view the entire system. I recommend contacting a chimney sweep to clean and further evaluate the condition of the fireplace and flue.

🏠 **8.9** (1) 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).

(2) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.



8.9 Item 1(Picture)

(3) The air conditioner was manufactured in 1995. The average life expectancy is 15 years. It is difficult to determine how much longer this unit will last, but it is at the end of its' life expectancy. I recommend budgeting for replacement.

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.

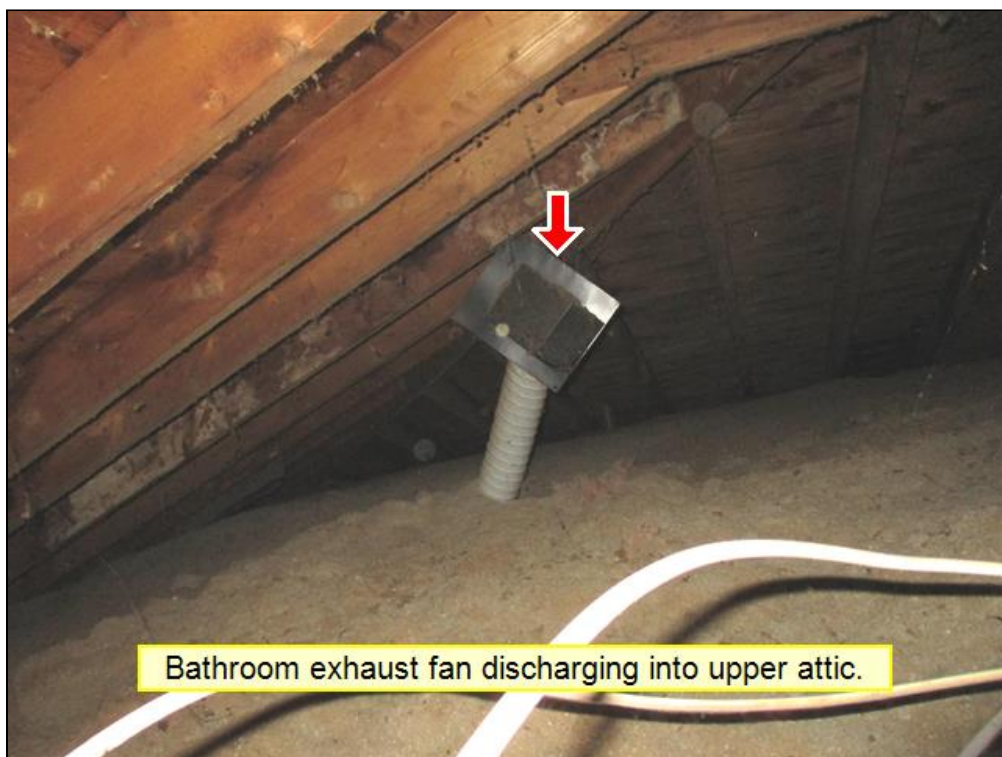
		IN	NI	M	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•					Attic Insulation: Cellulose
9.1	INSULATION UNDER FLOOR SYSTEM				•		Ventilation: Passive
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•					Exhaust Fans: Fan only Fan with light
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)					•	Dryer Power Source: Gas Connection
9.4	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					Dryer Vent: Metal
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)				•		Floor System Insulation: NONE

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

Comments:

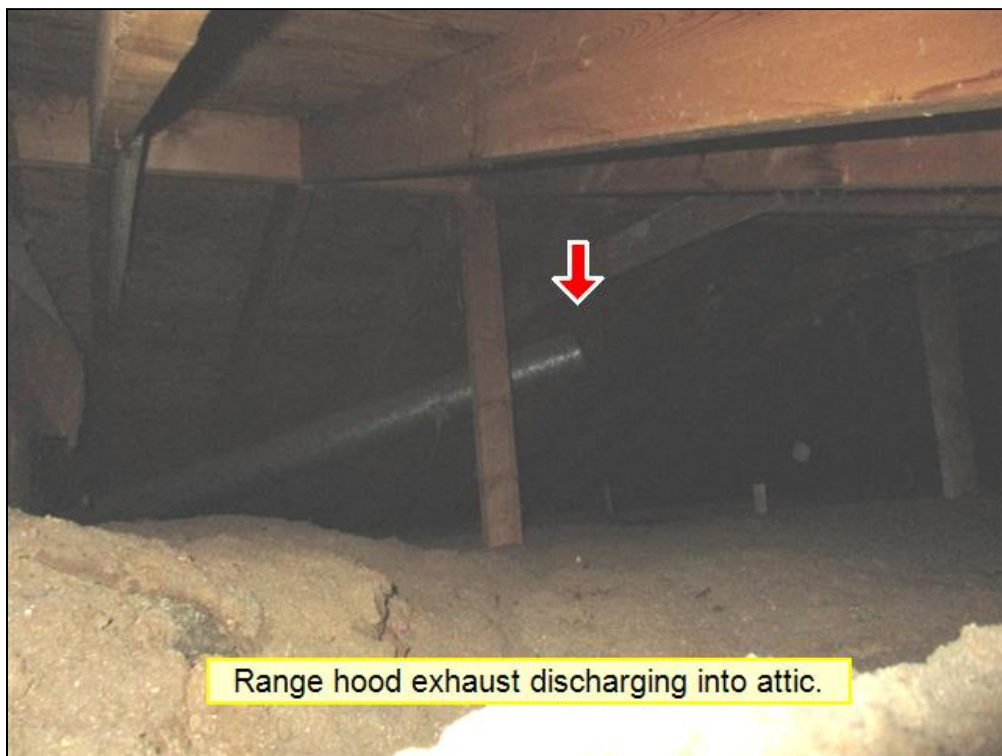


9.3 (1) There is one bathroom exhaust fan that is discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to direct the exhaust fan discharge to the exterior of the home.



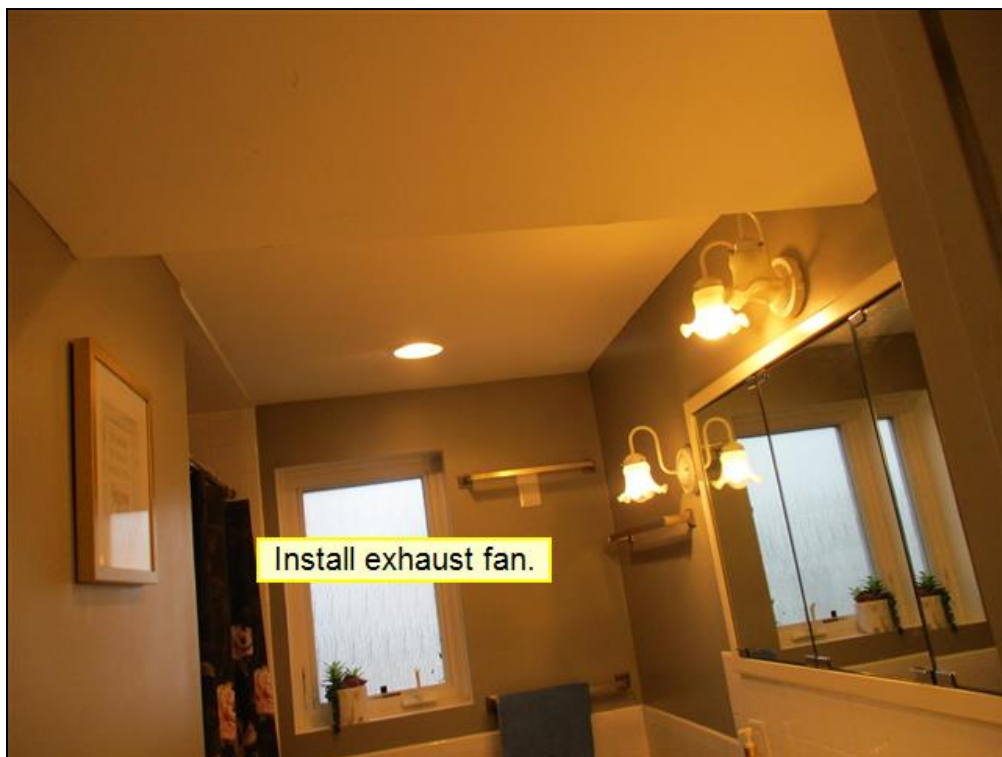
9.3 Item 1(Picture)

🏠 (2) There is one range hood exhaust fan that is discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to direct the exhaust fan discharge to the exterior of the home.



9.3 Item 2(Picture)

(3) The lower level bathroom is not equipped with an exhaust fan. Exhaust fans are required in all full bathrooms. Fans are important to prevent moisture related issues from developing. Contact a qualified contractor to install an exhaust fan.



9.3 Item 3(Picture)

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	M	NP	RR	Styles & Materials
10.0	RANGE HOOD	•					Dishwasher Brand: GENERAL ELECTRIC
10.1	FOOD WASTE DISPOSER				•		Disposer Brand: NONE
10.2	MICROWAVE COOKING EQUIPMENT	•					Exhaust/Range hood: GENERAL ELECTRIC
10.3	Refrigerator	•					Range/Oven: GENERAL ELECTRIC
10.4	WASHING MACHINE	•					Built in Microwave: GENERAL ELECTRIC
10.5	Dishwasher	•					Refrigerator: GENERAL ELECTRIC
10.6	Trash compactor				•		
10.7	Stove/Oven	•					
10.8	DRYER	•					

IN= Inspected, NI= Not Inspected, M= Maintenance, NP= Not Present, RR= Repair or Replace

IN NI M NP RR

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

General Summary



Assure Home Inspection

**19431 Sarkis Dr.
Mokena, IL 60448
708-692-7877**

**Customer
Sample Report**

Address

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

1.1 Roofing

Repair or Replace



(1) The house roofing shingles were newer and in good condition.

The detached shed roof was older, and had one missing shingle. Contact a roofing contractor to replace the missing shingle and any others that they find that need repair.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)



(2) There are trees in contact with the roof. This can cause damage to the roofing shingles and other components of the home. Contact a qualified person to trim tree branches away from the home.



1.1 Item 8(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace



There are a few cracks in the brick chimney cap. I recommend caulking to prevent further damage.



1.2 Item 1(Picture)

1.3 Gutters, downspouts, and roof drainage system.

Repair or Replace

(1) There was one downspout that was not properly attached to the home. If not properly attached, further damage may occur. Contact a qualified contractor to properly attach the downspout to the home.



1.3 Item 1(Picture)



(2) The downspouts should be extended 6'-8' away from the home. This will prevent damage to the foundation, and water from entering the lower levels of the home. Contact a landscaping contractor to extend all downspouts away from home.



1.3 Item 2(Picture)

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace



There is a section of loose siding on the rear of the home. If not properly secured, further damage may occur. Contact a qualified contractor to properly secure the siding.



2.0 Item 1(Picture)

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

Repair or Replace



(1) There are sections of the rear walkway that have settled or lifted. This has caused a tripping hazard. If not repaired, injury to occupants may occur. Contact a concrete company to repair or replace the damaged sections of walkway.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



(2) The grading is low on the front and sides of the home. Low grading causes water to flow toward the home. The water can cause damage to the foundation or enter the crawl space. To correct the low grading, a landscaping company should be contacted to build up all low areas around the home.



2.1 Item 3(Picture)



(3) The driveway is made of asphalt. Asphalt driveways should have a protective coating applied annually. I recommend applying a new protective coating to the driveway.



2.1 Item 4(Picture)



(4) The brick paver walkway needs repair. Brick pavers need periodic repair and maintenance to prevent damage. The algae must be removed from the joints, the brick power washed, new sand applied, and a new protective coating applied. Contact a landscaping company to perform this repair.

These pavers have also settled. They will need to be removed and reset.



2.1 Item 5(Picture)

2.2 DOORS (Exterior)

Repair or Replace



(1) The lock does not function on the rear storm door. Contact a qualified contractor to repair or replace the lock



2.2 Item 1(Picture)



(2) The three seasons room double doors are severely worn. Contact a painting contractor to repair and paint.



2.2 Item 2(Picture)

2.3 WINDOWS

Repair or Replace



There are gaps under the shed windows. Contact a qualified contractor to seal all openings.



2.3 Item 1(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace



There is peeling paint and water damaged trim, fascia, and soffits, on the exterior home and shed. If not repaired and painted, further damage will occur.

Contact a qualified contractor to repair, replace water damaged wood, and paint.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)

3. Garage

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace



The garage door opener is not equipped with safety sensors that prevent injury to occupants or animals. The sensors should be located on the lower portion of the garage door, and are designed to reverse the direction of the door if someone is beneath. This is a safety code enforced by municipalities. Contact a qualified person to install safety sensors on the garage door.



3.5 Item 1(Picture)

4. Interiors

4.2 FLOORS

Repair or Replace



There are several upper bathroom floor tiles that are cracked, and several kitchen floor tiles with holes. Contact a flooring contractor to replace all damaged floor tile.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace



The upper level hand railing is slightly loose. If not properly secured, further damage will occur. Contact a qualified contractor to properly secure the railing.



4.3 Item 1(Picture)

4.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace



There is one kitchen cabinet drawer that does not open. The drawer contacts the dishwasher upper handle. To correct this issue, the dishwasher may need to be replaced with one that has a recessed handle.

Contact a qualified contractor to make repairs needed so door can be utilized.



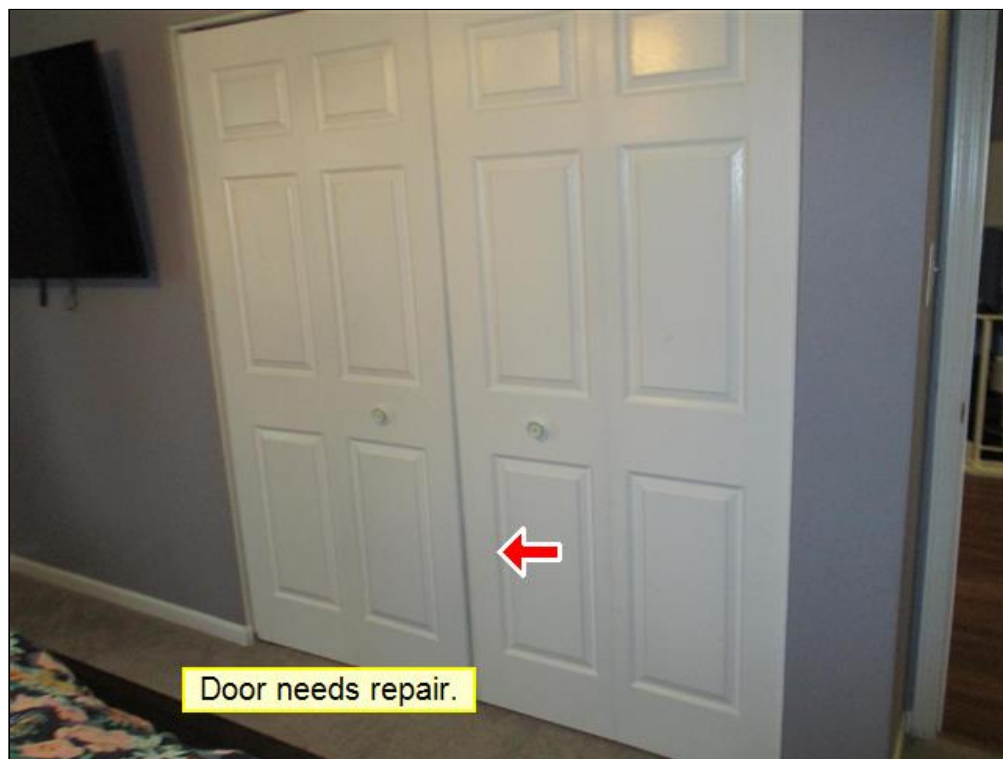
4.5 Item 1(Picture)

4.6 DOORS (REPRESENTATIVE NUMBER)

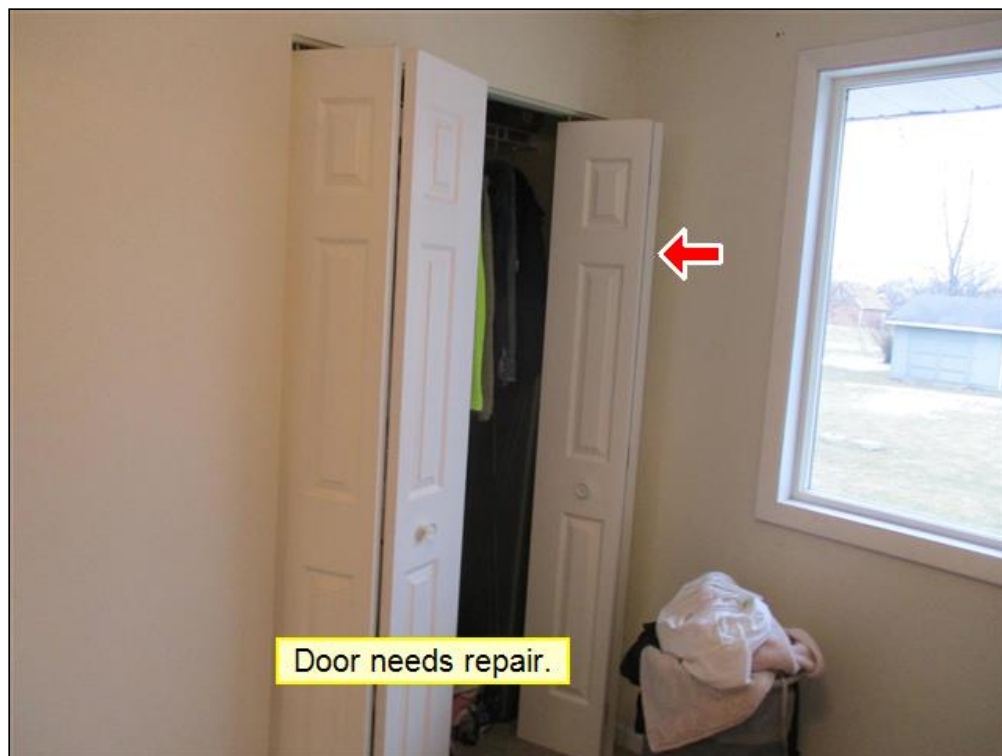
Repair or Replace



There were two interior doors that did not close and latch properly. This is not a major issue but adjustment is needed. Contact a qualified person to adjust the doors so that it closes and latches properly.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

5. Structural Components

- 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.)**

Maintenance



(3) There are strong signs of microbial growth on concrete walls in the basement. The microbial growth developed because of the damp atmosphere in the basement. Contact a mold professional to test or remove the growth.



5.0 Item 4(Picture)

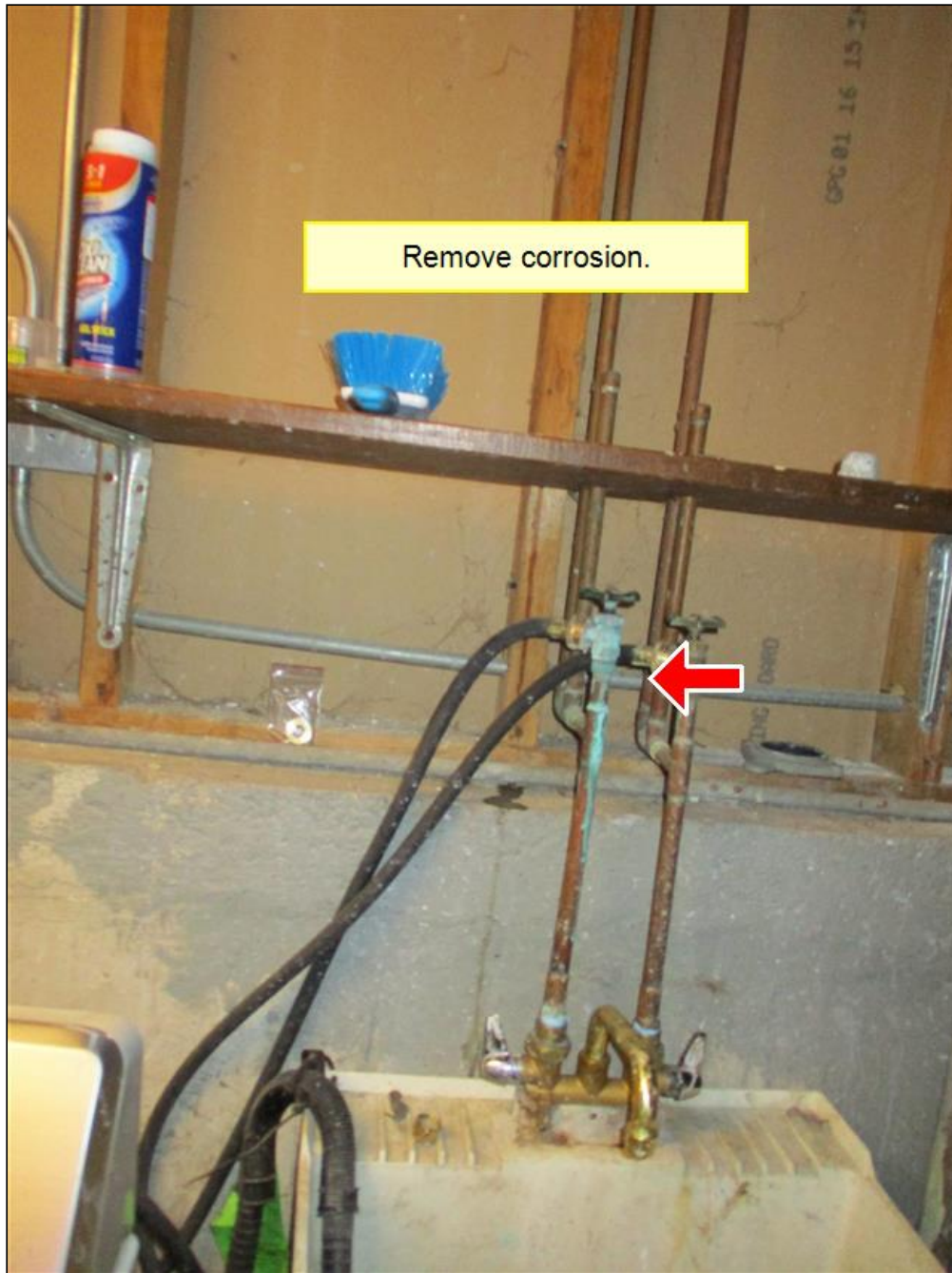
6. Plumbing System

6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

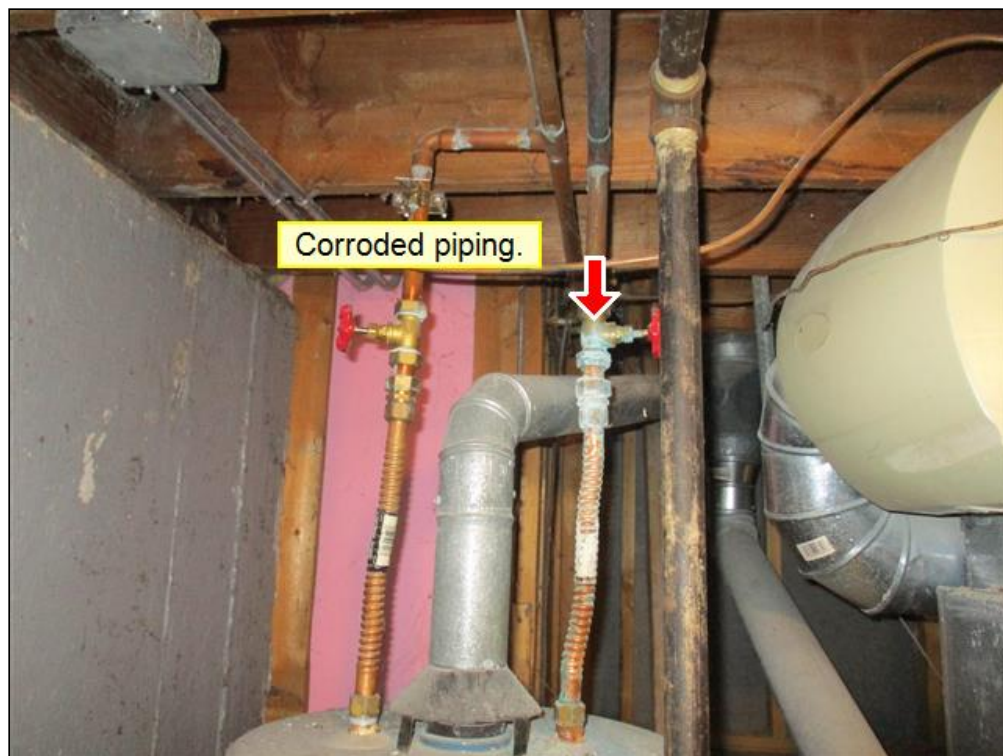
Repair or Replace



(1) There are sections of the water piping that are corroded. If the corrosion is not removed, leaking may develop. Remove all corrosion from water piping. This can be done with a wire brush or emery cloth.



6.0 Item 1(Picture)



6.0 Item 2(Picture)






(5) The upper bathroom shower faucet is not properly installed. One of the faucet handles turns off when in the horizontal position and the other shuts the water off in the vertical position.

Contact a plumbing contractor to further evaluate and make repairs needed for proper operation.




6.0 Item 7(Picture)

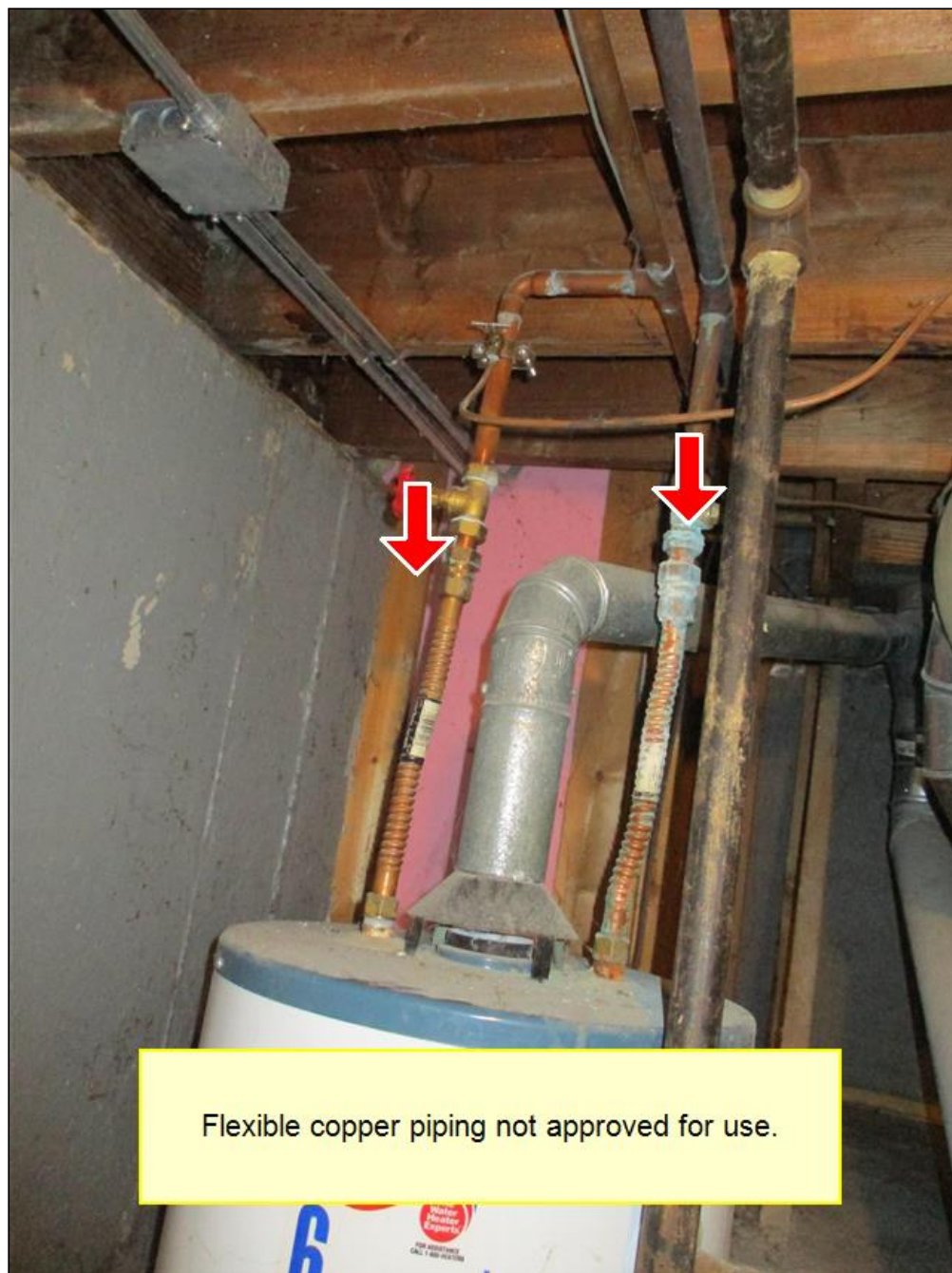
6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Repair or Replace**

-  (1) The water heater was manufactured in 2006.
-  (2) There is no bonding wire present on the water heater. A bonding wire is required to prevent the electrolysis that can occur when dissimilar metals are joined together. The bonding wire is intended to allow that faint current between the water pipes to bypass the copper-to-steel fittings and thereby prevent corrosion caused by electrolysis. Contact a qualified person to install a bonding wire.
-  (3) The water heater gas piping is connected with flexible tubing. Modern standards require all gas piping to be made of black iron piping. This is a safety issue that must be corrected. Contact a plumbing contractor to install black iron piping.



6.2 Item 1(Picture)

-  (4) The water heater water piping is connected with flexible copper tubing. Modern plumbing code, and local municipal codes, do not allow this material. Contact a qualified person to connect the water heater with hard copper piping.



6.2 Item 2(Picture)

6.6 EJECTOR PUMP

Repair or Replace



Modern code requires ejector pits to have a sealed cover. Contact a qualified person to install a sealed cover on the ejector pit.

7. Electrical System

7.2 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace



(3) The basement electrical outlets are not GFCI (ground fault circuit interrupted) protected. GFCI type electrical outlets protect the family against electrical hazards. When this home was built, it was not required to have GFCI electrical outlets in the basement. Modern standards not require GFCI outlets in unfinished basements. I recommend updating electrical outlets in garage to GFCI type outlets.



7.2 Item 6(Picture)



7.2 Item 7(Picture)



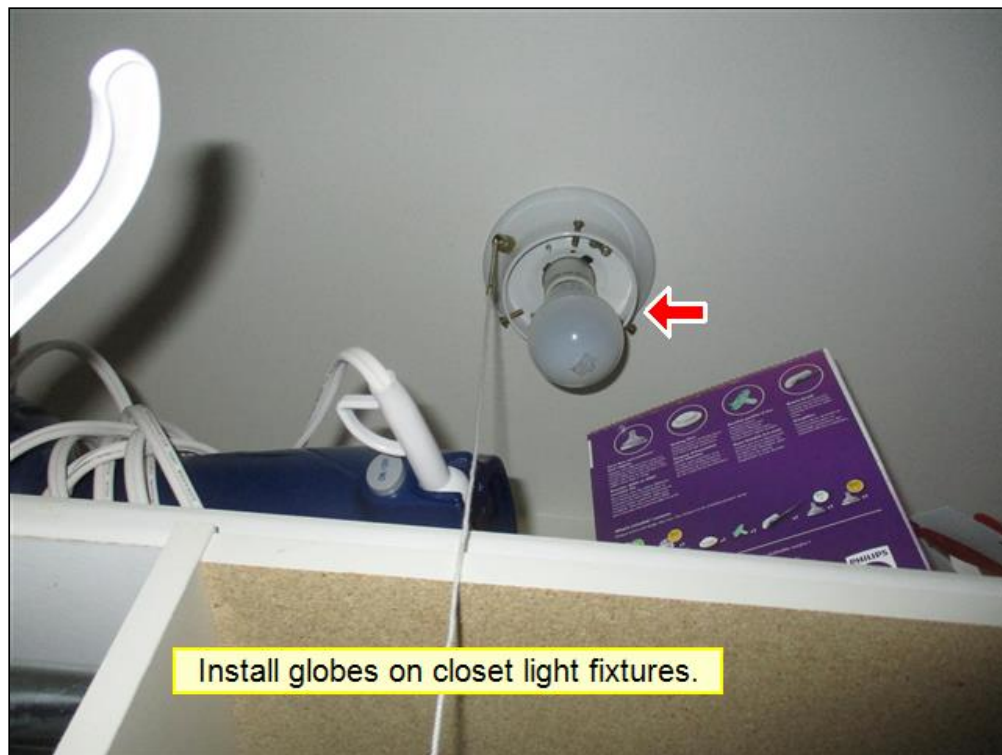
7.2 Item 8(Picture)

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)

Repair or Replace



(1) Modern fire safety standards require the closet light bulbs to be covered by a protective globe. This globe prevents contact between the hot light bulbs and clothing. When this home was built these type light fixtures were not used. I recommend installing globe type light fixtures in all closets to protect the occupants from fire hazards.



7.3 Item 1(Picture)



(3) One of the exterior rear light fixtures has a missing globe. These globes can be purchased at any hardware type store. Purchase and install a protective globe.



7.3 Item 7(Picture)

7.4 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

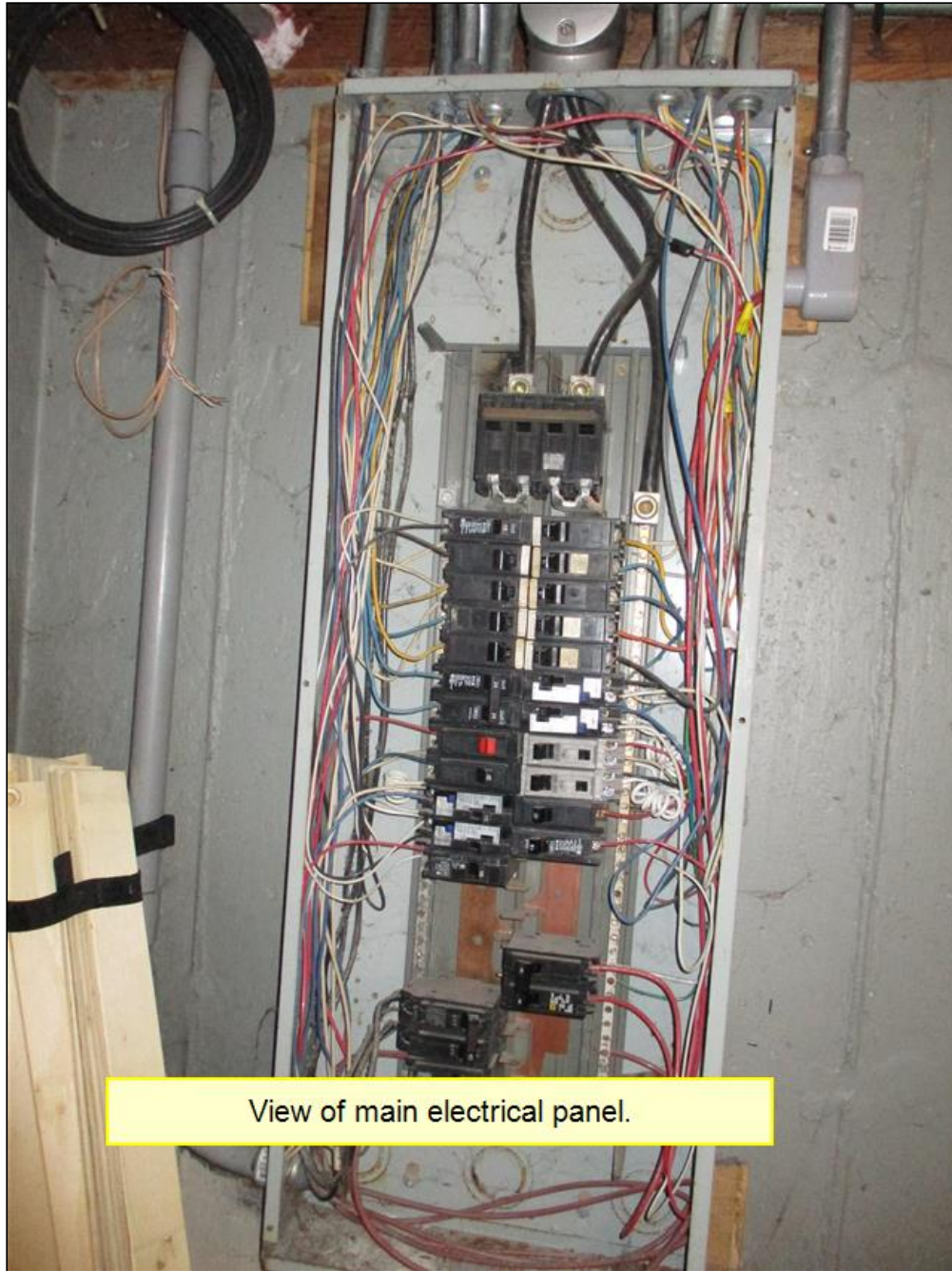


(1) There is an opening on the front of the detached shed electrical panel. Openings in the electrical panel are a safety hazard because the internal components are exposed to the occupants. If not corrected, injury could occur. This can be corrected by inserting a breaker, or inserting a cover plate. Both items can be purchased at any hardware store. Any type electrical work should be done by a qualified person.

The main electrical panel is located in the basement, there is a sub-panel in the garage, and one in the detached shed.

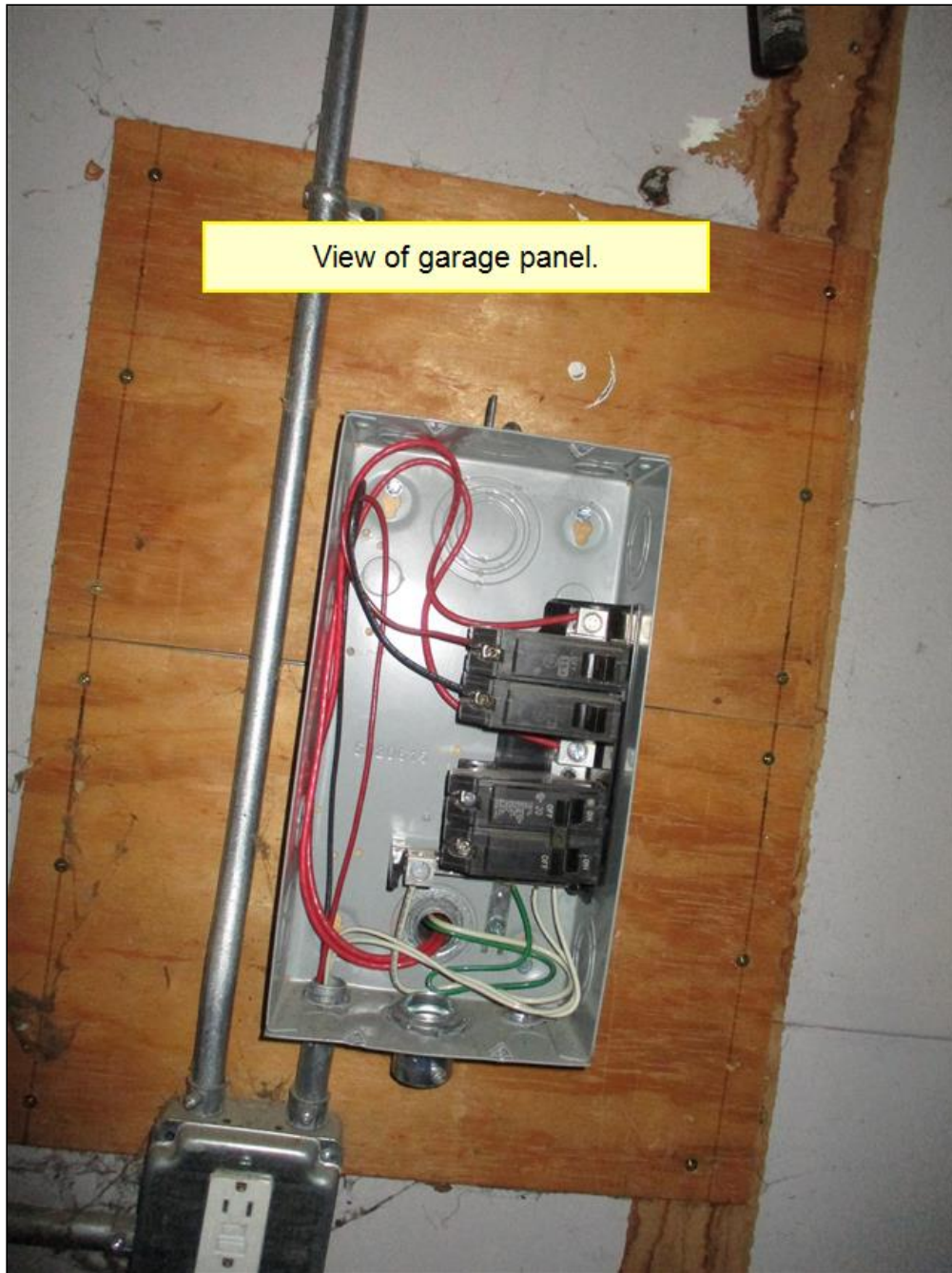


7.4 Item 1(Picture)

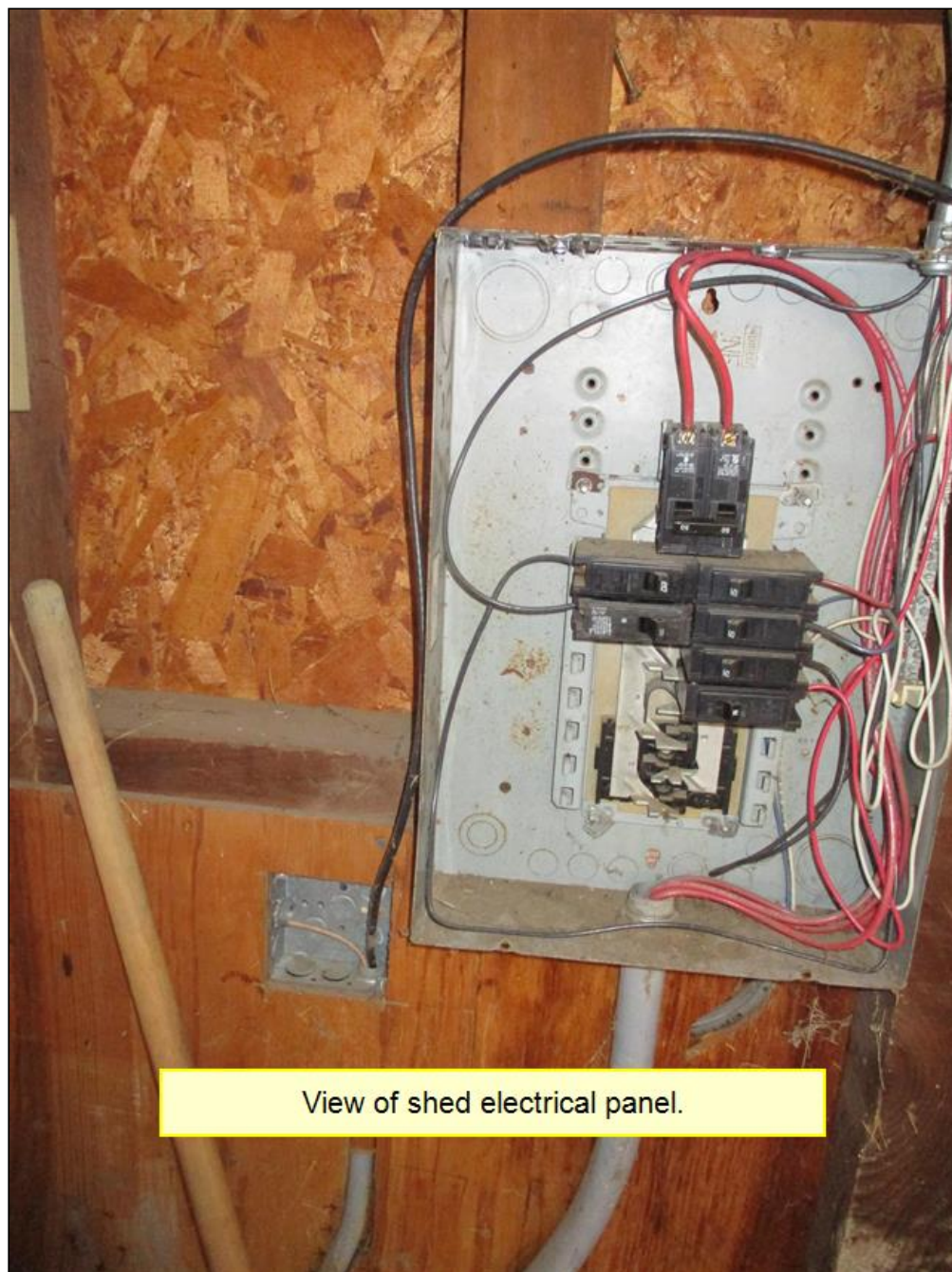


View of main electrical panel.

7.4 Item 2(Picture)



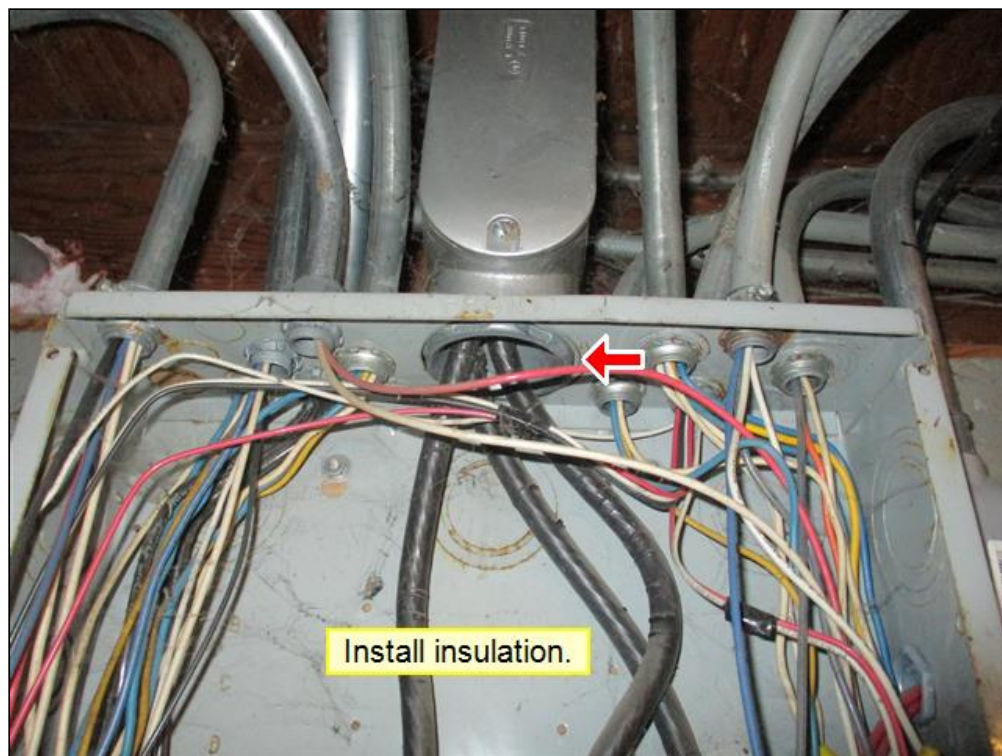
7.4 Item 3(Picture)



7.4 Item 4(Picture)



(2) **RECOMMENDATION:** Install insulation in the main electrical panel conduit. This will prevent water, insects, or small animals from entering the home. **WARNING:** This is a live electrical panel. Have a qualified person install the insulation.



7.4 Item 5(Picture)

8. Heating / Central Air Conditioning

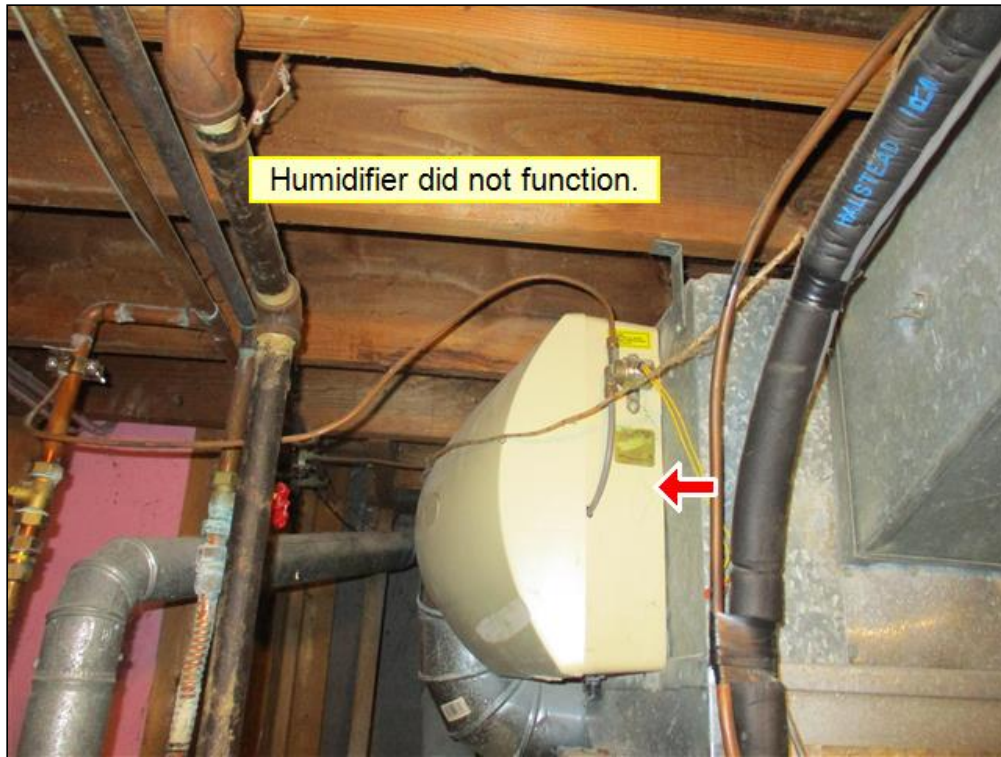
8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



The humidifier was not working during the home inspection. Humidifiers are important to prevent wood flooring and trim from drying out and separating. They also have health benefits for occupants. I recommend contacting a heating contractor to repair humidifier in home.

There are two humidifiers that do not function.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace



(1) There is water damage present on the lower portion of the rear three seasons room fireplace and wall. This indicates that water is entering the fireplace or flue.

To properly correct this issue, a chimney sweep must first be contacted to further evaluate and eliminate the water source.

After the water source is eliminated, a mold mitigation company must be contracted to properly remove water damaged material.

Contact qualified contractors to complete this repair.



8.6 Item 1(Picture)



8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



(2) I inspected the fireplace and flue, but it is impossible for me to view the entire system. I recommend contacting a chimney sweep to clean and further evaluate the condition of the fireplace and flue.

8.9 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected



(1) 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

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace



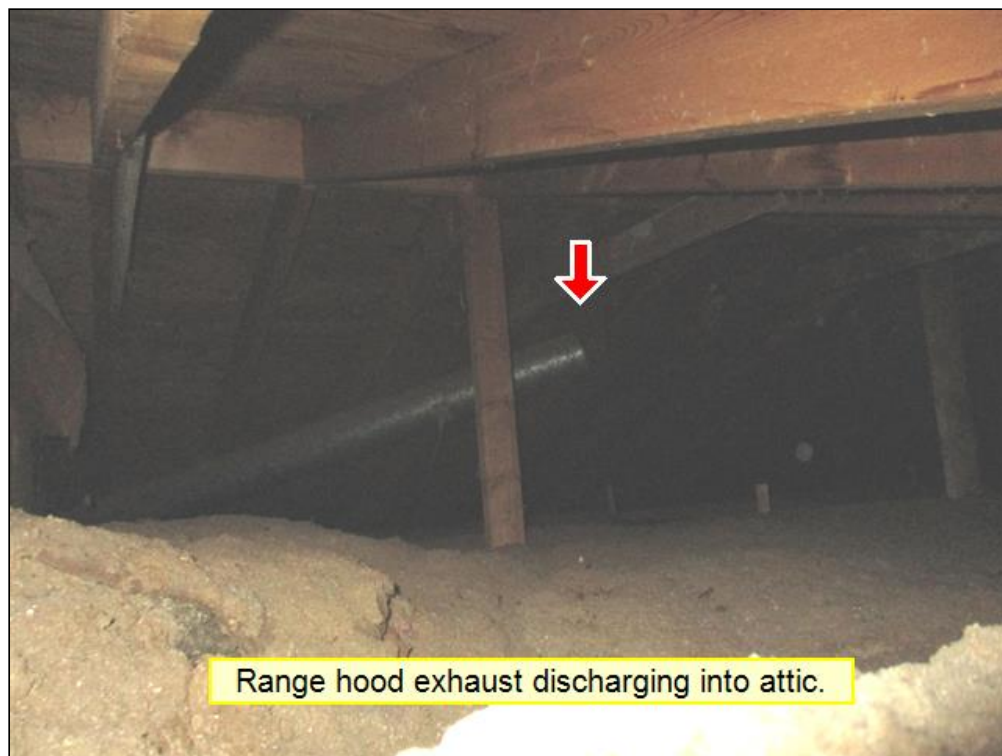
(1) There is one bathroom exhaust fan that is discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to direct the exhaust fan discharge to the exterior of the home.



9.3 Item 1(Picture)



(2) There is one range hood exhaust fan that is discharging into the attic. If not corrected, moisture related problems may develop. Contact a qualified person to direct the exhaust fan discharge to the exterior of the home.



9.3 Item 2(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Harold (Russ) Weigal

Maintenane Summary



Assure Home Inspection

**19431 Sarkis Dr.
Mokena, IL 60448
708-692-7877**

**Customer
Sample Report**

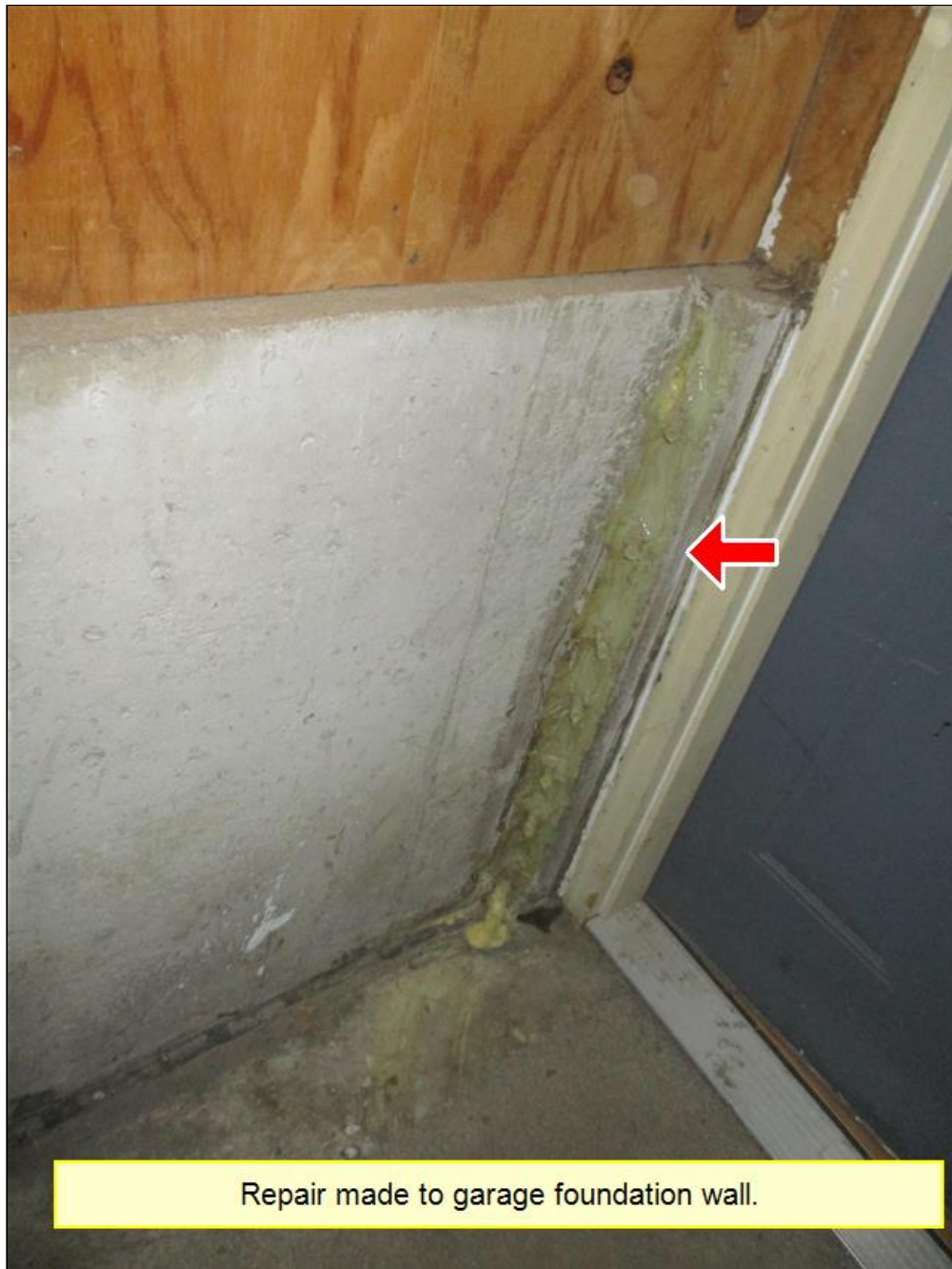
Address

5. Structural Components

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.)

Maintenance

(1) There were repairs made on the basement concrete walls. These repairs are common and not a problem, but I recommend asking owner for any warranties that may be transferable.



Repair made to garage foundation wall.

5.0 Item 1(Picture)



5.0 Item 2(Picture)



INVOICE

Assure Home Inspection
19431 Sarkis Dr.
Mokena, IL 60448
708-692-7877
Inspected By: Harold (Russ) Weigal

Inspection Date: 1/22/2022
Report ID:

Customer Info:	Inspection Property:
Sample Report	
Customer's Real Estate Professional:	

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Inspection Fee:


Service	Price	Amount	Sub-Total
Townhouse 1500-2999	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Check
Payment Status: Invoice Sent
Note:



Assure Home Inspection

Harold (Russ) Weigal
19431 Sarkis Dr.
Mokena, IL 60448

708-692-7877  HomeGauge

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 home inspection company web site.