

Your Home Inspection Report



1234 Your St
Home Town, IL 60000

Prepared for: John Seller

Prepared by: Martin Home Inspection Services, Inc.
15460 Wildwood Ct.
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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Vegetation: Landscaped: [Cut all vegetation back 6" from house.](#)
2. Window Wells: Drain present: [Clean out all debris to allow proper drainage.](#)

Exterior Surface and Components

3. Trim: Wood: [Recommend fresh paint and caulk.](#)

Bedroom

4. 2nd Floor North Bedroom Doors: Solid wood: [Door is rubbing on jamb, needs repair.](#)

Laundry Room/Area

5. 1st Floor Laundry Room/Area Dryer Vent: Plastic flex: [Dryer vent is crushed restricting air flow, recommend repair.](#)

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior Lighting: Surface mount: **Light at front door inoperable at time of inspection, recommend repair.**
2. Exterior Electric Outlets: 110 VAC GFCI: **Current building codes require all exterior outlets be GFCI protected, needs repair.**

Roof

3. Plumbing Vents: PVC: **Plumbing vent extends more than 12" above roof surface, needs repair.**

Garage/Carport

4. Front Garage Door Opener: Lift Master: **Contact safety switch is out of adjustment and needs correction, Recommend installing light beam safety.**
5. Front Garage Electrical: 110 VAC GFCI outlets and lighting circuits: **Current building codes require all garage outlets be GFCI protected, recommend repair.**

Attic

6. Main Attic Wiring/Lighting: 110 VAC: **Open junction boxes, needs repair.**
7. Main Attic Bathroom Fan Venting: Vented in soffit: **Recommend venting bath fans to exterior to prevent any moisture related problems.**

Basement

8. Main Basement Electrical: 110 VAC outlets and lighting circuits: **Electrical boxes missing covers, needs repair.**
9. Main Basement Insulation: Batting: **Insulation missing in multiple areas of exterior joist band, recommend repair.**

Bathroom

10. 2nd Floor shared bath Bathroom Faucets/Traps: Chrome fixture with PVC trap. **Active leak at "P" trap, needs repair.**
11. 2nd Floor shared bath Bathroom Toilets: Kohler: **The toilet is loose at the floor, needs repair.**

Kitchen

12. 1st Floor Kitchen Dishwasher: General Electric: **Dishwasher is not properly fastened to top, needs repair.**

Bedroom

13. 2nd Floor North Bedroom Windows: Aluminum Clad Double Hung: **Upper sash inoperable, recommend repair.**

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Your St
City Home Town State IL Zip 60000

Client Information

Client Name John Buyer

Inspection Company

Inspector Name Kristian Martin IL license# 450.0001212
Company Name Martin Home Inspection Services, Inc.
Company Address 15460 Wildwood Ct.
City Libertyville State IL Zip 60048
Phone 847-996-3220 Fax
E-Mail kris@martinspect.com
File Number 070408-1

Conditions

Estimated Age 25 Years Entrance Faces South
Inspection Date 04/24/2008
Start Time 1:00 P.M. End Time 4:00 P.M.
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature Mid 60'S
Weather Sunny Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

Acceptable Driveway: Asphalt
Acceptable Walks: Concrete: Typical cracks and settling present, monitor for movement.
Acceptable Steps/Stoops: Concrete
Acceptable Patio: Paver
Acceptable Deck: Treated wood
Acceptable Grading: Moderate slope
Acceptable Swale: Adequate slope and depth for drainage
Marginal Vegetation: Landscaped: [Cut all vegetation back 6" from house.](#)



Marginal Window Wells: Drain present: [Clean out all debris to allow proper drainage.](#)



Acceptable Retaining Walls: Stone
Not Present Fences:
Not Inspected Lawn Sprinklers:

Exterior Surface and Components

It is important to properly maintain the exterior of a home, including painting or sealing walls, walkways, decks, and other hard surfaces. It is particularly important to maintain and inspect the house walls which provide the only barrier against moisture intrusion, which is the principle cause of deterioration of any surface.

Whole structure Exterior Surface

Acceptable Type: Combination of brick and wood siding
Marginal Trim: Wood: **Recommend fresh paint and caulk.**



Acceptable Fascia: Wood
Acceptable Soffits: Wood
Acceptable Door Bell: Hard wired
Acceptable Entry Doors: Fiberglass
Acceptable Patio Door: French door
Acceptable Windows: Aluminum Clad Double Hung
Not Present Storm Windows:
Acceptable Window Screens: Vinyl mesh
Acceptable Basement Windows: Aluminum slider
Defective Exterior Lighting: Surface mount: **Light at front door inoperable at time of inspection, recommend repair.**
Defective Exterior Electric Outlets: 110 VAC GFCI: **Current building codes require all exterior outlets be GFCI protected, needs repair.**
Acceptable Hose Bibs: Frost proof hose bib
Acceptable Gas Meter: Exterior surface mount at side of home
Acceptable Main Gas Valve: Located at gas meter

Roof

Main Roof Surface

Method of Inspection: On roof

Acceptable Unable to Inspect: 0%

Acceptable Material: Asphalt shingle

Type: Gable

Approximate Age: 5-10 years

Acceptable Flashing: Galvanized

Acceptable Valleys: Asphalt shingle

Not Present Skylights:

Defective Plumbing Vents: PVC: **Plumbing vent extends more than 12" above roof surface, needs repair.**



Not Present

Electrical Mast: Underground utilities

Acceptable

Gutters: Aluminum: **Recommend cleaning to allow proper drainage.**



Acceptable

Downspouts: Aluminum

Acceptable

Leader/Extension: Aluminum

West Chimney

Acceptable

Chimney: Brick

Acceptable

Flue/Flue Cap: Clay flue with cement cap:
Typical crack present on chimney,
monitor for leaks.



Roof (Continued)

Acceptable Chimney Flashing: Copper

Garage/Carport

Front Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Insulated aluminum

Acceptable Door Operation: Mechanized

Defective Door Opener: Lift Master: **Contact safety switch is out of adjustment and needs correction, Recommend installing light beam safety.**

Acceptable Service Doors: Metal

Acceptable Ceiling: Painted Drywall: Typical settling cracks present.

Acceptable Walls: Painted Drywall

Acceptable Floor/Foundation: Poured concrete: Typical settling cracks present monitor for movement.

Not Present Hose Bibs:

Defective Electrical: 110 VAC GFCI outlets and lighting circuits: **Current building codes require all garage outlets be GFCI protected, recommend repair.**

Not Present

Not Present Heating:

Acceptable Windows: Aluminum Clad Double Hung

Electrical

Service Size Amps: 200 Volts: 110-240 VAC

Acceptable Service: Copper

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Not Present Aluminum Wiring:

Acceptable Conductor Type: Insulated copper wire in conduit

Acceptable Ground: Plumbing and rod in ground

Acceptable Smoke Detectors: Hard wired

Basement Electric Panel

Acceptable Manufacturer: Square D

Maximum Capacity: 400 Amp

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers: Copper

Not Present Fuses:

Not Present AFCI:

Acceptable GFCI: At GFCI receptacles only

Is the panel bonded? Yes

Structure

Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Concrete: Typical settling cracks present., monitor for seepage and movement.
Not Present	Differential Movement:
Acceptable	Beams: Steel I-Beam
Not Inspected	Bearing Walls:
Acceptable	Joists/Trusses: 2x12
Acceptable	Piers/Posts: Steel posts
Acceptable	Floor/Slab: Poured slab: Typical cracks present., monitor for movement.
Acceptable	Stairs/Handrails: Carpet stairs with wood hand rail.
Acceptable	Subfloor: Plywood

Attic

Inspection does not cover any defects that were concealed by personal belongings. Recommend a visual inspection at final walk through.

Main Attic

Method of Inspection: In the attic

Acceptable	Unable to Inspect: 15%
Acceptable	Roof Framing: 2x4 Truss
Acceptable	Sheathing: OSB
Acceptable	Ventilation: Roof and soffit vents
Acceptable	Insulation: Combination of batts and loose
Acceptable	Insulation Depth: 12"
Acceptable	Vapor Barrier: Paper
Not Present	Attic Fan:
Not Present	House Fan:
Defective	Wiring/Lighting: 110 VAC: Open junction boxes, needs repair.



Not Present Moisture Penetration:

Attic (Continued)

Defective

Bathroom Fan Venting: Vented in soffit:
Recommend venting bath fans to exterior to prevent any
moisture related problems.



Basement

Inspection does not cover any defects that were concealed by personal belongings.

Main Basement

Acceptable Unable to Inspect: 10%
Acceptable Ceiling: Exposed framing
Acceptable Walls: Concrete
Acceptable Floor: Concrete
Acceptable Floor Drain: Surface drain
Acceptable Doors: Solid wood
Acceptable Windows: Aluminum slider
Defective Electrical: 110 VAC outlets and lighting
 circuits: Electrical boxes missing covers, needs
 repair.



Acceptable Smoke Detector: Hard wired
Acceptable HVAC Source: Heating system register
Acceptable Vapor Barrier: Paper

Basement (Continued)

Defective

Insulation: Batting: **Insulation missing in multiple areas of exterior joist band, recommend repair.**



Acceptable

Ventilation: Windows

Acceptable

Sump Pump: Submerged

Not Present

Moisture Location:

Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

Recommend having HVAC equipment inspected by a qualified HVAC technician at the start of the cooling season.

Back of house AC System

Acceptable

A/C System Operation: Functional

Acceptable

Condensate Removal: PVC

Acceptable

Exterior Unit: Suspended: Some cooling fin damage present.

Manufacturer: Carrier

Model Number: 8774536 Serial Number: 6322434127

Area Served: Whole building Approximate Age: 5-10 Years

Fuel Type: 208/230 VAC Temperature Differential: 20 degrees

Type: Central A/C Capacity: 2.5 Ton

Acceptable

Visible Coil: Aluminum

Acceptable

Refrigerant Lines: Serviceable condition

Acceptable

Electrical Disconnect: Tumble switch

Fireplace/Wood Stove

Family Room Fireplace

Acceptable Fireplace Construction: Brick
Type: Wood burning
Acceptable Smoke Chamber: Brick
Acceptable Flue: Tile
Acceptable Damper: Metal
Acceptable Hearth: Flush mounted

Heating System

Inspection of heating equipment is a visual inspection of readily accessible components only. Heat exchangers cannot be completely examined nor their condition determined without being disassembled. Recommend having all HVAC equipment inspected and evaluated by a professional HVAC technician at the start of every heating season.

Basement Heating System

Acceptable Heating System Operation: Functional at time of inspection
Manufacturer: Carrier
Model Number: 678433445 Serial Number: 7654322
Type: Forced air Capacity: 100,000 BTUHR
Area Served: Whole building Approximate Age: 5-10 Years
Fuel Type: Natural gas
Not Inspected Heat Exchanger: 5 Burner
Unable to Inspect: 100%
Acceptable Blower Fan/Filter: Direct drive with disposable filter
Acceptable Distribution: Metal duct
Acceptable Draft Control: Automatic
Acceptable Flue Pipe: PVC
Acceptable Controls: Limit switch
Acceptable Humidifier: April-Aire
Acceptable Thermostats: Programmable

Plumbing

Acceptable Service Line: Copper
Acceptable Main Water Shutoff: Basement
Acceptable Water Lines: Copper
Acceptable Drain Pipes: PVC
Acceptable Service Caps: Accessible
Acceptable Vent Pipes: PVC
Acceptable Gas Service Lines: Cast iron

Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection
Manufacturer: Rheem
Model Number: RH 50 0022 Serial Number: 7735242
Type: Natural gas Capacity: 50 Gal.
Approximate Age: 1-5 Years Area Served: Whole building
Acceptable Flue Pipe: PVC
Acceptable TPRV and Drain Tube: Copper

Bathroom

2nd Floor shared bath Bathroom

Acceptable Closet: Single
Acceptable Ceiling: Painted Drywall
Acceptable Walls: Painted Drywall
Acceptable Floor: Carpet
Acceptable Doors: Solid wood
Acceptable Windows: Vinyl double hung
Acceptable Electrical: 110 VAC GFCI outlets and lighting circuits
Acceptable Counter/Cabinet: Composite and wood
Acceptable Sink/Basin: Molded single bowl
Defective Faucets/Traps: Chrome fixture with PVC trap. **Active leak at "P" trap, needs repair.**



Acceptable Tub/Surround: Porcelain tub and tile surround
Defective Toilets: Kohler: **The toilet is loose at the floor, needs repair.**
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan

Kitchen

Inspection does not cover any defects that were concealed by personal belongings. Recommend a visual inspection at final walk through.

1st Floor Kitchen

Acceptable Cooking Appliances: General Electric
Acceptable Ventilator: General Electric
Acceptable Disposal: In-Sinkerator
Defective Dishwasher: General Electric: **Dishwasher is not properly fastened to top, needs repair.**



Air Gap Present? No
Not Present Trash Compactor:
Acceptable Refrigerator: General Electric

Kitchen (Continued)

Acceptable	Microwave: General Electric
Acceptable	Sink: Stainless Steel
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Plumbing/Fixtures: PVC and Chrome
Acceptable	Counter Tops: Granite
Acceptable	Cabinets: Wood
Acceptable	Pantry: Walk In
Acceptable	Ceiling: Painted Drywall
Acceptable	Walls: Painted Drywall
Acceptable	Floor: Hardwood
Acceptable	Doors: Solid wood
Acceptable	Windows: Vinyl double hung
Acceptable	HVAC Source: Heating system register

Bedroom

Inspection does not cover any defects that were concealed by personal belongings. Recommend visual inspection at final walk through

2nd Floor North Bedroom

Acceptable	Closet: Single
Acceptable	Ceiling: Painted Drywall
Acceptable	Walls: Painted Drywall
Acceptable	Floor: Carpet
Marginal	Doors: Solid wood: Door is rubbing on jamb, needs repair.
Defective	Windows: Aluminum Clad Double Hung: Upper sash inoperable, recommend repair.
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Heating system register
Not Present	Smoke Detector: Recommend installing for safety

Living Space

Inspection does not cover any defects that were concealed by personal belongings. Recommend a visual inspection at final walk through.

2nd Floor Hall and loft Living Space

Acceptable	Closet: Single
Acceptable	Ceiling: Painted Drywall
Acceptable	Walls: Painted Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Solid wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Heating system register
Acceptable	Smoke Detector: Hard wired

Laundry Room/Area

Inspection does not cover any defects that were concealed by personal belongings. Recommend a visual inspection at final walk through.

1st Floor Laundry Room/Area

Acceptable Closet: Single
Acceptable Ceiling: Painted Drywall
Acceptable Walls: Painted Drywall
Acceptable Floor: Tile
Acceptable Doors: Solid wood
Acceptable Windows: Vinyl double hung
Acceptable Electrical: 110 VAC GFCI outlets and lighting circuits
Not Present
Acceptable HVAC Source: Heating system register
Acceptable Laundry Tub: PVC
Acceptable Laundry Tub Drain: PVC
Acceptable Washer Hose Bib: Ball valves
Acceptable Washer and Dryer Electrical: 110 VAC
Marginal Dryer Vent: Plastic flex: **Dryer vent is crushed restricting air flow, recommend repair.**



Acceptable Dryer Gas Line: Insulflex
Acceptable Washer Drain: Wall mounted drain
Not Present Floor Drain: