



# Property Inspection Report



John Buyer  
123 Main St.  
Anytown, IL. 60123

# Housedoctors Property Inspections

Page 1 of 22  
08:07 February 15, 2021

John Buyer

## Table of Contents

Definitions	2
General Information	2
Grounds	3
Exterior	4
Roof	4
Garage	5
Interior	6
Appliances	7
Electrical	8
Structure	10
Crawl Space	10
Air Conditioning	11
Heating System	11
Plumbing	12
Attic	14
Summary	15

# Housedoctors Property Inspections

Page 2 of 22  
08:07 February 15, 2021

John Buyer

## Definitions

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

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

## General Information

### Property Information

### Client Information

Client Name John Buyer  
Client Address 123 Main St.  
City Anytown State IL. Zip 60123  
Phone 847-234-5678  
Email jbuyer@gmail.com

### Inspection Company

Inspector Name Rick Carlberg  
Company Name Housedoctors Property Inspections  
Address P.O Box 59026  
City Schaumburg State IL Zip 60159  
Phone 847-309-3000  
Email rick@housedoctorsinc.com IL. Lic. 450.000287 Exp. 11/30/22  
Amount Received 450.00

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 60-70 years Entrance Faces N/A  
Inspection Date 11/12/2020  
Start Time 3:15 pm End Time 5:30 pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 50F  
Weather Cloudy Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Water Source City How Verified Redfin  
Sewage Disposal City How Verified Redfin  
Additions/Modifications N/A  
Permits Obtained N/A How Verified N/A

# Housedoctors Property Inspections

## Grounds

A NPNI M D

1.  Driveway: Asphalt - Surface cracking in spots.



2.  Walks: Concrete

3.  Patio: Pavers



4.  Porch: Concrete - Front porch surface spalling in spots. Exposed aggregate in spots. Back porch corner broken off. Handrail/guardrail loose. Safety issue. Repair as needed.



# Housedoctors Property Inspections

Page 4 of 22  
08:07 February 15, 2021

John Buyer

## Exterior

A NPNI M D

### Main Exterior Surface

- Type: Vinyl siding
- Soffits: Wood
- Entry Doors: Wood/Glass - Front storm door sticks. Missing latch. Rear storm door missing exterior handle. Does not latch. Repair as needed.
- Windows: Vinyl double hung/Casement/Fixed
- Basement Windows: Marginal - Basement windows do not allow for emergency egress. Safety issue.



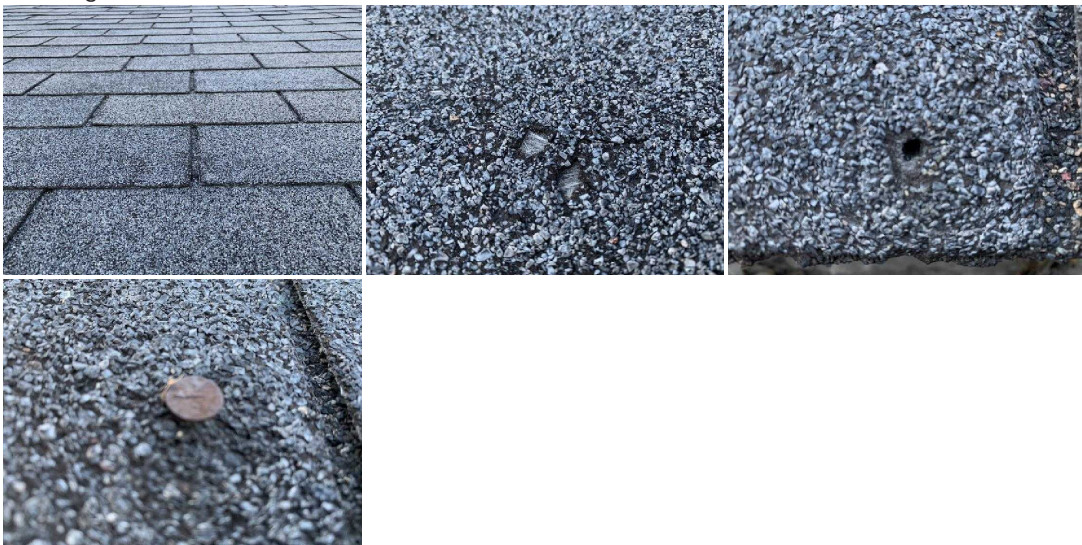
## Roof

Roof age is estimated. Verify actual age with seller.

A NPNI M D

### Main Roof Surface

- Method of Inspection: Ladder at eaves
- Material: Shingles - Shingles showing signs of age. Brittle in spots. Loss of surface granules in spots. Fractured/broken shingles in spots. Improper surface nailed repair above front door. Roof nearing end of life.



# Housedoctors Property Inspections

## Roof (Continued)

3. Type: Gable
4. Approximate Age: 20-25 years (average life expectancy is 20 years)
5.  Chimney: Brick

### Roof Water Control

6.  Gutters: Aluminum - Recommend downspout extensions as needed.



## Garage

A NPNI M D

1. Type of Structure: Detached Car Spaces: 2



2.  Ceiling: Drywall, Exposed framing
3.  Walls: Drywall
4.  Floor/Foundation: Poured concrete - Garage slab cracked/displaced. Trip hazard.



5.  Garage Doors: Aluminum - Low clearance at overhead garage door. May not accommodate larger vehicles.
6.  Door Operation: Mechanized - Opener not operating properly. Auto reverse sensor is missing on North wall. Repair as needed.
7.  Service Doors: Steel

# Housedoctors Property Inspections

## Garage (Continued)

8.  Exterior: Marginal - Garage window needs repair.



## Interior

A NPNI M D

### General Interior

1.  Closets: Marginal - No closet in North rear bedroom.  
2.  Ceilings: Drywall - Staining/discoloration on basement bedroom ceiling with high moisture reading. Have checked.



3.  Walls: Drywall  
4.  Floors: Laminate, Ceramic, Vinyl - 1st floor rear bath floor soft in spots. Possible sub floor rot. Laminate floors separating in spots.



5.  Doors: Hollow wood - Rear South bedroom entry door missing handle.



# Housedoctors Property Inspections

## Interior (Continued)

### Kitchen

6.  Kitchen Cabinets: Composite and wood - Some cabinet doors don't latch. Repair as needed.



7.  Kitchen Counter Tops: Formica

### Bathroom

8.  Bathroom Cabinets: Composite and wood, Wall mount - Vanity cabinet needs to be secured to the wall in front bath.
9.  Bathroom Counter Tops: Molded single bowl, Wall mount

## Appliances

A NP NI M D

### Kitchen

1.  Cooking Appliances: Kenmore - Stove front burners would not light. Left front burner missing knob. Oven door missing handle. Repair as needed.



2.  Ventilator: Brand unknown
3.  Refrigerator: Frigidaire

### Other Appliances

4.  Washer: Samsung





# Housedoctors Property Inspections

Page 8 of 22  
08:07 February 15, 2021

John Buyer

## Appliances (Continued)

5.      Dryer: Natural gas  
6.      Dryer Vent: Metal flex

## Electrical

A NPNI M D

1.      Service Entrance: Above Ground From Mast - Splices on service wires to garage with wire nuts are improper. Recommend further review by Electrician and repairs as needed.



2. Service Size Amps: 100 Volts: 120-240 VAC

3.      Service: Copper - Service wires spliced in panel box. Should be continuous from the service drop to the panel. Recommend further review by Electrician and repairs as needed.



4.      Ground: Plumbing ground

5.      Interior Lighting: Marginal - Interior lighting wired improperly throughout the house. Kitchen 3 way switch not operating properly. Resistance buzz at 1st floor front bedroom light. Recommend further review by Electrician and repairs as needed. Closet lights should not be open bulbs.



# Housedoctors Property Inspections

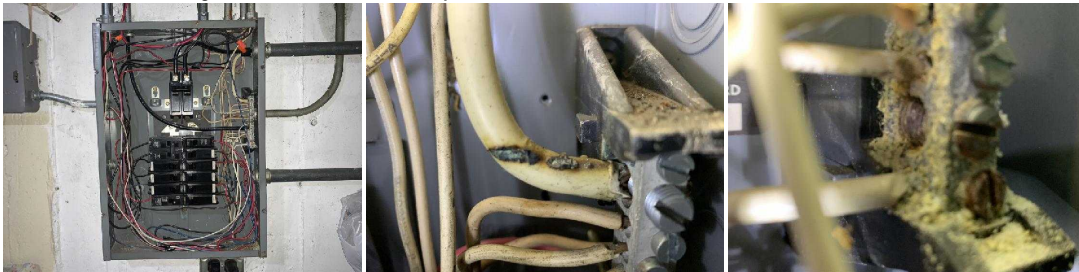
## Electrical (Continued)

6.  120 VAC Outlets: Marginal - Loose outlets in 1st floor front bathroom and kitchen back wall. Repair as needed. No outlet in rear bathroom. Recommend updating 2 prong outlets to 3 prong with ground as needed.



### Basement Electric Panel

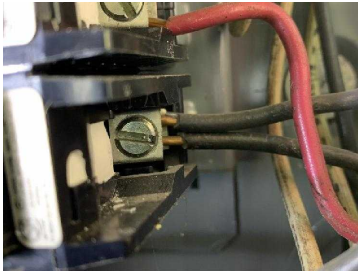
7.  Manufacturer: Sylvania - Neutral wire scorched at bus bar. Heavy corrosion on bus bar. Recommend further review by Electrician and repairs as needed.



8. Maximum Capacity: 100 Amps

9.  Main Breaker Size: 100 Amps

10.  Breakers: Marginal - Multiple double tap breakers in panel. No open positions. Recommend further review by Electrician and repairs as needed.



11.  GFCI: Recommend GFCI outlets in kitchen, bathrooms and garage as needed., Outlet behind washer/dryer should be GFCI.

12.  Door Bell: Hard wired

13.  Smoke/CO Alarms: Marginal - Recommend smoke/CO alarms on each level as needed. Safety issue.

14.  Exterior Electric Outlets: Marginal - Exterior front outlet not working. Exterior outlets should be GFCI with weather tight covers.

## Electrical (Continued)

Exterior Electric Outlets: (continued)



## Structure

A NPNI M D

1.      Structure Type: Wood frame
2.      Foundation: Poured - Limited visual inspection of foundation walls due to finished basement.
3.      Stairs (Interior): Wood stairs with wood handrails - Basement stairway steep with narrow treads. Low headroom. Use caution.

## Crawl Space

A NPNI M D

1. Method of Inspection: In the crawl space



2.      Access: Wood door
3. Moisture Location: N/A

# Housedoctors Property Inspections

Page 11 of 22  
08:07 February 15, 2021

John Buyer

## Air Conditioning

A NP NI M D

### Main AC System

- A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. A/C may be nearing end of life. Average life expectancy is 12 years. R-22 refrigerant is no longer available for this unit.
- Exterior Unit: Pad mounted



- Manufacturer: Gibson
- Area Served: Whole house Approximate Age: 12-14 years
- Fuel Type: 120-240 VAC Temperature Differential: N/A
- Type: Central A/C Capacity: 2 Ton

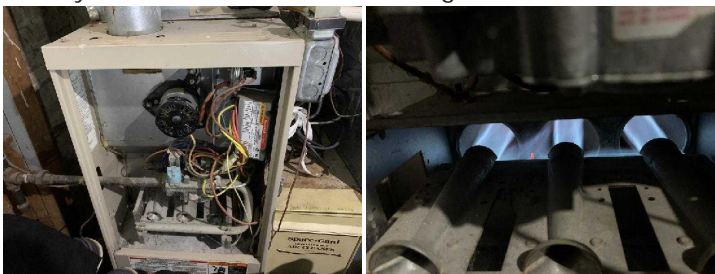
## Heating System

Heat exchanger not part of furnace inspection.

A NP NI M D

### Main Heating System

- Heating System Operation: Marginal - Furnace may be nearing end of life. Average life expectancy is 20 years. Furnace needs cleaning.



- Manufacturer: Lennox
- Type: Forced air Capacity: 75,000 BTU
- Area Served: Whole house Approximate Age: 25-30 years
- Fuel Type: Natural gas
- Unable to Inspect: N/A
- Blower Fan/Filter: Direct drive with disposable filter
- Distribution: Metal duct
- Humidifier: April-Aire
- Thermostats: Individual

# Housedoctors Property Inspections

Page 12 of 22  
08:07 February 15, 2021

John Buyer

## Heating System (Continued)

11. Tank Location: N/A

## Plumbing

Inspecting the sewer line from the house to the Municipal connection is beyond the scope of a normal home inspection. Over time, these lines can become obstructed with tree roots or may sustain other damage that may prevent adequate drainage. Depending on the age of the property, a camera scope is something the buyer may want to consider as a separate service.

A NPNI M D

Interior

1.      Main Water Shutoff: Basement



2.      Water Lines: Galvanized, Copper

3.      Drain Pipes: Marginal - Main waste pipe wrapped with duct tape in the basement. Reason unknown. Have checked.



4.      Kitchen Sink: Stainless Steel

5.      Bathroom Sink/Basin: Molded single bowl, Wall mount

6.      Faucets/Traps: Marginal - Kitchen sink faucet hot/cold reversed. Kitchen sink drain should be "P" trap. Previous repairs to kitchen sink drain. Tub spigot loose and not flush with the wall in front bath. Tub drains slow in front bath. Have checked.



# Housedoctors Property Inspections

Page 13 of 22  
08:07 February 15, 2021

John Buyer

## Plumbing (Continued)

7.  Sump Pump: Submerged - Recommend battery back up for sump. Could not determine sump discharge location.



8.  Tub/Surround: Steel tub and ceramic surround - Cracked tiles in spots in front bath tub area. Missing grout in spots. Repair as needed.



9.  Toilets: Brand unknown - Toilet bowl is cracked in front bath. The toilet is loose at the floor in rear bath. Repair as needed.

### Basement Water Heater

10.  Water Heater Operation: Marginal - Gas leak at water heater gas line unions next to heater. Marked with yellow tape. Safety issue. Have corrected ASAP.



11. Manufacturer: Richmond

12. Type: Natural gas Capacity: 40 Gal.

13. Approximate Age: New Area Served: Whole house

14.  Flue Pipe: Marginal - Flue not secure at draft hood. Have corrected.

15.  TPRV and Drain Tube: PVC - Recommend metallic TPR extension 4"-6" above the floor.

Exterior

## Plumbing (Continued)

16.  Hose Bibs: Side, Rear - Hose bib on rear wall covered with plastic. Reason unknown. Did not test. Recommend replacing existing hose bibs with frost free type.



Gas Service

Laundry Area

## Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access  
2.  Roof Framing: Rafter



3.  Sheathing: Plywood  
4.  Insulation: Marginal - Loose insulation in the attic appears to be vermiculite which likely contains asbestos. Recommend safe removal by qualified contractor.



## 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.

### Grounds

1. Driveway: Asphalt - Surface cracking in spots.



2. Porch: Concrete - Front porch surface spalling in spots. Exposed aggregate in spots. Back porch corner broken off. Handrail/guardrail loose. Safety issue. Repair as needed.



### Exterior

3. Entry Doors: Wood/Glass - Front storm door sticks. Missing latch. Rear storm door missing exterior handle. Does not latch. Repair as needed.
4. Basement Windows: Marginal - Basement windows do not allow for emergency egress. Safety issue.



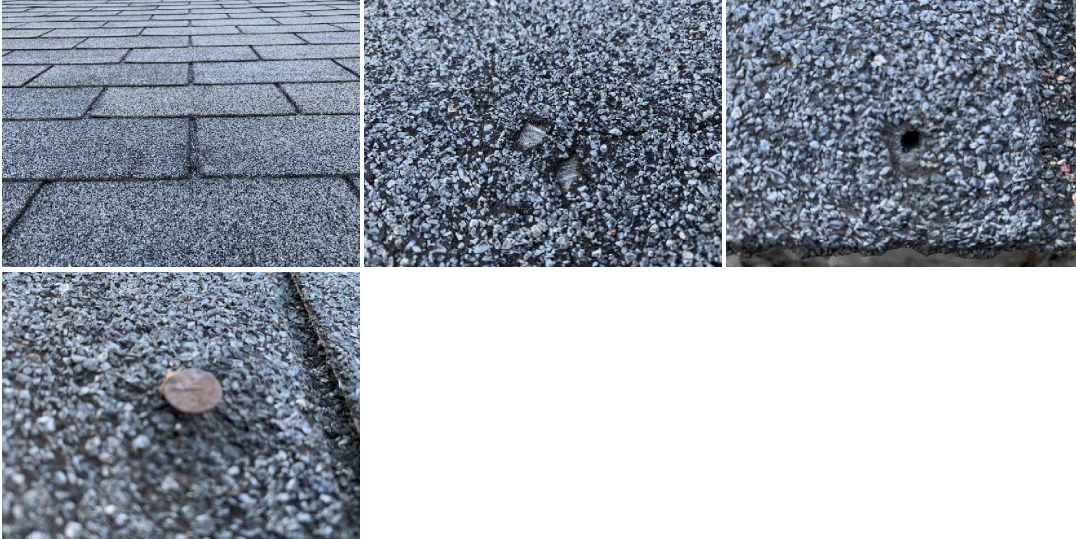
### Roof

5. Main Roof Surface Material: Shingles - Shingles showing signs of age. Brittle in spots. Loss of surface granules in spots. Fractured/broken shingles in spots. Improper surface nailed repair above front door. Roof nearing end of life.



## Roof (Continued)

Material: (continued)



6. Gutters: Aluminum - Recommend downspout extensions as needed.



## Garage

7. Floor/Foundation: Poured concrete - Garage slab cracked/displaced. Trip hazard.



8. Garage Doors: Aluminum - Low clearance at overhead garage door. May not accommodate larger vehicles.

9. Door Operation: Mechanized - Opener not operating properly. Auto reverse sensor is missing on North wall. Repair as needed.

10. Exterior: Marginal - Garage window needs repair.

## Garage (Continued)

Exterior: (continued)



## Interior

11. Closets: Marginal - No closet in North rear bedroom.
12. Ceilings: Drywall - Staining/discoloration on basement bedroom ceiling with high moisture reading. Have checked.



13. Floors: Laminate, Ceramic, Vinyl - 1st floor rear bath floor soft in spots. Possible sub floor rot. Laminate floors separating in spots.



14. Doors: Hollow wood - Rear South bedroom entry door missing handle.



## Marginal Summary (Continued)

15. Kitchen Cabinets: Composite and wood - Some cabinet doors don't latch. Repair as needed.



16. Bathroom Cabinets: Composite and wood, Wall mount - Vanity cabinet needs to be secured to the wall in front bath.

## Appliances

17. Cooking Appliances: Kenmore - Stove front burners would not light. Left front burner missing knob. Oven door missing handle. Repair as needed.



## Electrical

18. Service Entrance: Above Ground From Mast - Splices on service wires to garage with wire nuts are improper. Recommend further review by Electrician and repairs as needed.



19. Service: Copper - Service wires spliced in panel box. Should be continuous from the service drop to the panel. Recommend further review by Electrician and repairs as needed.



## Marginal Summary (Continued)

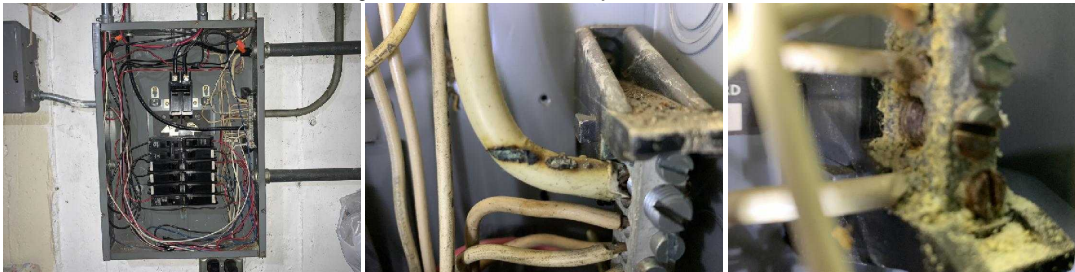
20. Interior Lighting: Marginal - Interior lighting wired improperly throughout the house. Kitchen 3 way switch not operating properly. Resistance buzz at 1st floor front bedroom light. Recommend further review by Electrician and repairs as needed. Closet lights should not be open bulbs.



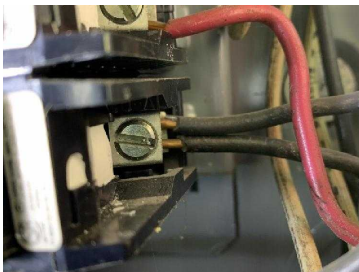
21. 120 VAC Outlets: Marginal - Loose outlets in 1st floor front bathroom and kitchen back wall. Repair as needed. No outlet in rear bathroom. Recommend updating 2 prong outlets to 3 prong with ground as needed.



22. Basement Electric Panel Manufacturer: Sylvania - Neutral wire scorched at bus bar. Heavy corrosion on bus bar. Recommend further review by Electrician and repairs as needed.



23. Basement Electric Panel Breakers: Marginal - Multiple double tap breakers in panel. No open positions. Recommend further review by Electrician and repairs as needed.



24. Basement Electric Panel GFCI: Recommend GFCI outlets in kitchen, bathrooms and garage as needed., Outlet behind washer/dryer should be GFCI.

25. Smoke/CO Alarms: Marginal - Recommend smoke/CO alarms on each level as needed. Safety issue.

## Marginal Summary (Continued)

26. Exterior Electric Outlets: Marginal - Exterior front outlet not working. Exterior outlets should be GFCI with weather tight covers.



### Structure

27. Stairs (Interior): Wood stairs with wood handrails - Basement stairway steep with narrow treads. Low headroom. Use caution.

### Heating System

28. Main Heating System Heating System Operation: Marginal - Furnace may be nearing end of life. Average life expectancy is 20 years. Furnace needs cleaning.



### Plumbing

29. Drain Pipes: Marginal - Main waste pipe wrapped with duct tape in the basement. Reason unknown. Have checked.



30. Faucets/Traps: Marginal - Kitchen sink faucet hot/cold reversed. Kitchen sink drain should be "P" trap. Previous repairs to kitchen sink drain. Tub spigot loose and not flush with the wall in front bath. Tub drains slow in front bath. Have checked.

# Housedoctors Property Inspections

Page 21 of 22  
08:07 February 15, 2021

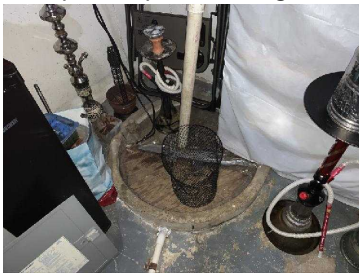
John Buyer

## Plumbing (Continued)

Faucets/Traps: (continued)



31. Sump Pump: Submerged - Recommend battery back up for sump. Could not determine sump discharge location.



32. Tub/Surround: Steel tub and ceramic surround - Cracked tiles in spots in front bath tub area. Missing grout in spots. Repair as needed.



33. Toilets: Brand unknown - Toilet bowl is cracked in front bath. The toilet is loose at the floor in rear bath. Repair as needed.

34. Basement Water Heater Water Heater Operation: Marginal - Gas leak at water heater gas line unions next to heater. Marked with yellow tape. Safety issue. Have corrected ASAP.



35. Basement Water Heater Flue Pipe: Marginal - Flue not secure at draft hood. Have corrected.

36. Basement Water Heater TPRV and Drain Tube: PVC - Recommend metallic TPR extension 4"-6" above the floor.

## Marginal Summary (Continued)

37. Hose Bibs: Side, Rear - Hose bib on rear wall covered with plastic. Reason unknown. Did not test. Recommend replacing existing hose bibs with frost free type.



## Attic

38. Main Attic Insulation: Marginal - Loose insulation in the attic appears to be vermiculite which likely contains asbestos. Recommend safe removal by qualified contractor.

