Chicago, IL

Home Inspection Report

PREPARED FOR:

Sample Client

INSPECTED BY:

William Cales / Attentive Home Inspection

Attentive
HOME INSPECTION LLC
INTERNACHI® CERTIFIED

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ATTACHMENTS

Tramex Calibration
Life Expectancy Chart
Negotiating after the home inspection

Inspection Details

INSPECTOR 1

William Cales
Attentive Home Inspection

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CLIENT

Sample Client

Phone

Email

BUYERS AGENT

Sample Agent

Phone

Email

SELLERS AGENT

Sample Agent

Phone

Email

ADDITIONAL INFO

Inspection date

- Others Present: Buyer,Buyer's Agent
- Property Occupied: Vacant
- Building Type: Single Family
- Weather: Clear
- Temperature: 69 °F
- Year Built: 1952
- Water Source: City
- Sewage/Disposal: City

HOME INSPECTION REPORT

Definitions

Inspected
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

Maintenance
The Item or component requires regular maintenance for continued optimal performance.

Recommendation
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

Not Inspected
This component or area was not evaluated during the inspection. This designation is typically used when a system is inaccessible, unsafe to inspect, or hidden from view by permanent finishes, furniture, or stored items.

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

Flagged items will show up in summary view.

1. Structure

The structural inspection consists of a non-invasive, visual examination of the home's foundation, floor framing, wall framing, and roof support systems. The primary goal is to identify significant defects, signs of abnormal differential movement, or material deterioration that could compromise the safety and load-bearing integrity of the building.
This evaluation is based on visible and accessible components at the time of inspection; therefore, structural members concealed by insulation, stored items, or interior finishes (drywall/plaster) are excluded. Please note that this is a functional report and does not constitute a structural engineering survey. If significant movement or structural compromise is noted, further evaluation by a licensed structural engineer is recommended to determine the full extent of the issue and necessary repairs.

1.1 TYPE

DESCRIPTION: Masonry

1.2 FOUNDATION

Inspected

DESCRIPTION: Concrete

INFORMATION:

The inspection of the foundation focuses on the structural integrity and stability of the home's primary support system. We evaluate the visible portions of the footings, foundation walls, and floor slab for signs of structural distress, such as significant cracking, bowing, or settlement. A key priority is assessing the foundation's ability to resist hydrostatic pressure and moisture intrusion, while also verifying that the grading and drainage systems are effectively directing water away from the structure to prevent long-term foundation movement or deterioration.

1.3 BEAMS

Inspected

DESCRIPTION: Solid wood

INFORMATION:

An inspection of structural beams focuses on load-bearing capacity, deflection (sagging), and connection integrity. Since beams are the primary horizontal supports for floors and roofs, your inspector ensures they are correctly sized, undamaged, and securely anchored to transfer weight to the foundation.

LOCATION: Crawlspace

1.4 FLOOR/SLAB

Inspected

DESCRIPTION: Soil

INFORMATION:

An inspection of the foundation floor (typically a concrete slab) focuses on structural stability, moisture management, and safety. The goal is to determine if the floor is effectively supporting the interior structure and preventing groundwater or soil gases from entering the living space.

1.5 JOISTS/TRUSSES

Inspected

DESCRIPTION: 2 x 10

INFORMATION:

An inspection of joists and trusses focuses on structural load-bearing capacity, mechanical integrity, and signs of modification. Because these components support the floors and roof, the inspector ensures they are not compromised by age, moisture, or improper alterations.

COMMENTS:

Joist Damage and Improper Sistering Below Master Bathroom

Below the master bathroom toilet, the floor joists show signs of active and past water damage. A previous repair sistered the joists with dimensional lumber, but the sistered joists were cut short and do not reach the beam. To carry load properly, a sistered joist should run continuously to the beam and bear on it like the original joist. Have a qualified contractor, or a structural engineer if needed, evaluate the damaged joists and correct the sistering. See the Plumbing section, Interior Drain, Waste and Vent Systems, for the related toilet leak and suspected microbial growth.

Requires Attention

Location - Crawlspace

1.6 BEARING WALLS

Inspected

DESCRIPTION: Wood frame

INFORMATION:

An inspection of bearing walls-the internal or external walls that support the weight of the roof and floors above-focuses on vertical alignment, load transfer, and structural continuity. Your inspector's goal is to ensure the weight is being safely directed down to the foundation without causing the wall to bow, lean, or collapse.

COMMENTS:

Limited inspection due to wall coverings

The inspection of the bearing walls was limited due to wall coverings concealing structural components.

Inspected

1.7 SUBFLOOR

Inspected

DESCRIPTION: Dimensional wood

INFORMATION:

An inspection of the subfloor-the structural layer beneath your finished flooring-focuses on rigidity, moisture integrity, and soundness. Because the subfloor is the foundation for your walking surface, the inspector ensures it is dry, level, and securely attached to the joists.

COMMENTS:

Subfloor Water Damage Below Master Bathroom

The subfloor below the master bathroom toilet shows signs of active and past water damage from a leaking toilet. Have a qualified contractor evaluate and repair the damaged subfloor after the leak is corrected. See the Plumbing section, Interior Drain, Waste and Vent Systems, for details.

Requires Attention

Location - Crawlspace

2. Roof

The roof inspection consists of a visual evaluation of the covering materials, flashings, penetrations, and drainage systems to determine their current condition and ability to shed water. The primary goal is to identify active leaks, localized damage, and signs of material aging that may indicate the end of the roof's functional service life.
This evaluation is based on the visible exterior and accessible interior (attic) components at the time of inspection. Please note that a roof inspection is not a guarantee against future leaks, and certain areas—such as underlayment, high-altitude peaks, or sections obscured by debris/snow—may be excluded from this report. It is recommended that any identified defects or missing flashings be repaired by a licensed roofing contractor to ensure the long-term integrity of the building envelope.

2.1 TYPE

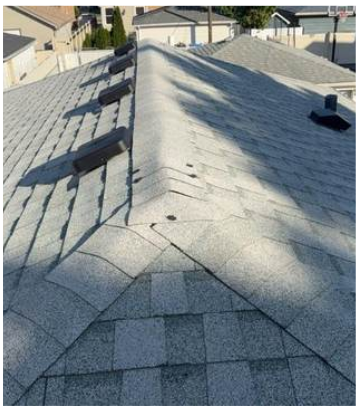
Inspected

DESCRIPTION: Hip, Flat

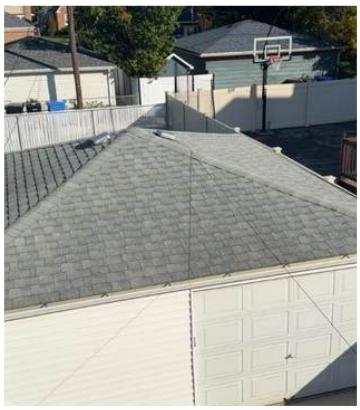
METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle, Metal

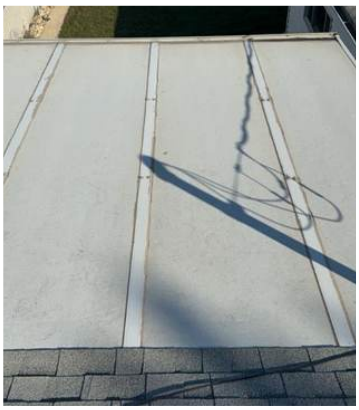
MEDIA:



House



Garage



Flat roof



Plumbing vent



Plumbing vent



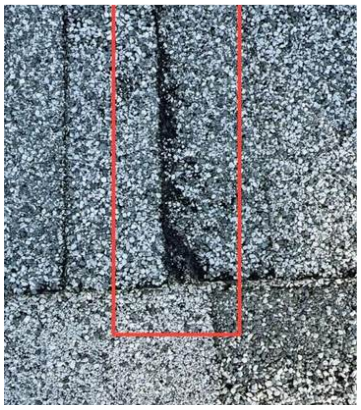
Faux-brick metal chase cladding

COMMENTS:

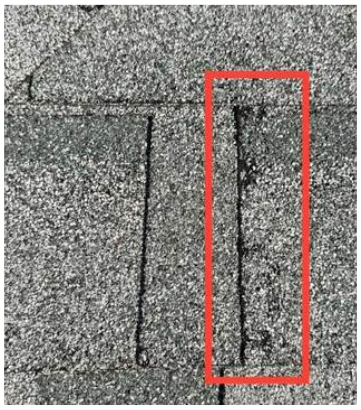
Roof Covering: Main House and Detached Garage

The roof coverings on the main house and the detached garage are asphalt shingles showing wear. Several areas of granule loss were observed, with exposed asphalt mat in places. Damaged shingles were noted, including cracked and split shingles and a torn or lifted shingle edge. Several hip/ridge cap fasteners were exposed and covered with roofing sealant, which needs periodic maintenance to stay watertight. Granule buildup was observed in the gutters, which indicates ongoing granule loss and shingle aging.
At the plumbing vent penetration, the sealant around the rubber boot is cracked and deteriorated. This is a common source of roof leaks.
Gutters: Most gutter corners have heavy layers of sealant applied, which suggests past or ongoing leaks at these joints. The corners were dry at the time of inspection. Monitor the gutter corners during and after rain, and repair or reseal any that leak so water doesn't get onto the fascia, siding, or foundation.
The chimney is enclosed in a chase clad with metal panels finished to look like brick, topped with a stainless steel chase cover/rain cap. Because the cladding conceals the structure, the inspector could not determine whether the chimney underneath is masonry, a wood-framed chase, or a metal flue pipe. The interior of the chase and the flue were not visible and were not evaluated.
Have a licensed roofing contractor evaluate the roof coverings on both the house and garage. They should repair or replace damaged shingles, reseal or replace the plumbing vent boot, and seal exposed fasteners as needed. They should also advise on the remaining service life of the roof, since the granule loss suggests it may be nearing the end of its service life. For the chimney, have a CSIA-certified chimney professional do a Level 2 chimney inspection to determine its construction, flue type, and condition before use.

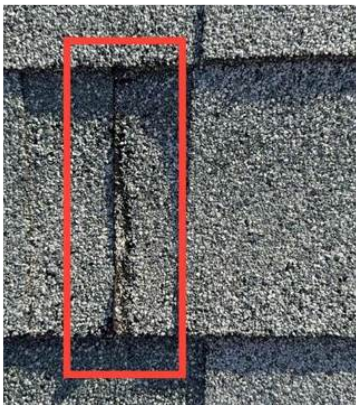
Requires Attention



Damaged shingle



Granule loss



Damaged shingle



Granule loss



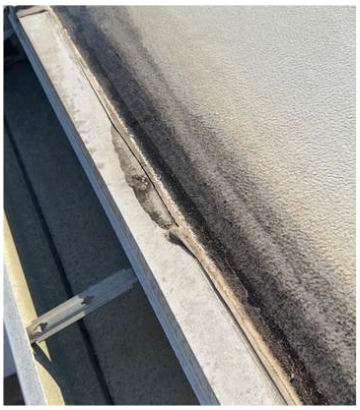
Bottom edge of shingles have granule loss and exposed asphalt



Granule loss



Face nailed ridge cap - monitor for leaks



Metal roof standing water



Garage



Garage - exposed Fiberglass



House - granule debris in gutter

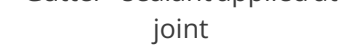


Cracked sealant around boot





Garage - granule debris in gutter



Gutter - sealant applied at joint

2.2 GUTTERS

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of the gutter system focuses on water diversion efficiency, structural attachment, and physical integrity. The goal is to ensure that roof runoff is captured and discharged far enough away from the home to prevent foundation erosion, basement seepage, or siding rot.

2.3 DOWNSPOUTS/LEADERS/EXTENSIONS

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of downspouts focuses on secure attachment, unobstructed flow, and effective water diversion. The primary goal is to ensure that roof runoff collected by the gutters is successfully transported and discharged away from the home's foundation.

2.4 FLASHING

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of flashing focuses on watertight seals, proper layering, and material condition. Flashing is the "last line of defense" at high-risk transition points, and its primary goal is to deflect water away from the building’s interior and structural framing.

2.5 PLUMBING VENTS

Inspected

DESCRIPTION: PVC, Lead

INFORMATION:

An inspection of plumbing vents (the pipes protruding through the roof) focuses on watertight seals, proper termination, and unobstructed airflow. The goal is to ensure the plumbing system can "breathe" to prevent sewer gases from entering the home while keeping rainwater out of the attic.

2.6 CHIMNEY

Inspected

DESCRIPTION: Metal-clad chase

INFORMATION:

An inspection of the chimney focuses on the visible components of the system to ensure safe operation and proper venting of combustion gases. We evaluate the exterior masonry or siding for cracks and deterioration, the chimney cap and crown for weatherproofing, and the flashing to ensure a watertight seal at the roofline. On the interior, we examine visible pipes connecting to the chimney for structural integrity and functionality, looking for signs of loose or improper fittings, signs of fume leakage or hazardous obstructions.

3. Exterior

The inspection of the exterior surfaces and building envelope consists of a non-invasive, visual evaluation of the home's outer skin, including siding, trim, windows, doors, and flashing. The primary goal of this review is to identify significant defects, signs of moisture intrusion, and material deterioration that could compromise the home's structural framing or interior finishes. This evaluation is based on visible and accessible components at the time of inspection; therefore, areas obscured by vegetation, heavy snow, or soil are excluded. Please note that certain internal components, such as the house wrap or specialized waterproofing membranes behind the siding, cannot be seen and are not part of this report. It is recommended that any identified flashing deficiencies or wood rot be repaired by a qualified exterior contractor to maintain the watertight integrity of the structure.

3.1 TYPE

Inspected

DESCRIPTION: Vinyl siding, Brick

TRIM: Aluminum

INFORMATION:

Exterior wall coverings protect the home from weather and contribute to its overall appearance. The siding was inspected for general condition and visible signs of damage or deterioration. Proper maintenance helps reduce moisture intrusion and preserve exterior finishes.

COMMENTS:

Siding: Detached Garage

The vinyl siding at the garage is loose in places. The top course of siding below the soffit is not secured into the top trim (finish/utility trim) and can be pulled away from the wall by hand. Loose siding lets wind-driven rain get behind the siding and can blow off in high winds. Have

a qualified siding contractor secure the top course into the trim and refasten any other loose siding panels at the garage.

Recommendation

Location - Garage



3.2 SOFFITS/FASCIA

Inspected

DESCRIPTION: Wood, Aluminum

INFORMATION:

Soffits and fascia help protect roof edges and support proper ventilation. These components were inspected for general condition and visible damage. Their condition can affect moisture control and roof performance.

COMMENTS:

Fascia and Soffit: Detached Garage

Visible wood rot was observed at the garage fascia and soffit in several areas. There are openings in the soffit that can let birds, rodents, and insects get in. Have a qualified contractor repair or replace the rotted wood and close the soffit openings.

Recommendation

Location - Garage



Garage East Side



Garage South East corner



Garage South Side



Garage West Side

3.3 EXTERIOR WINDOWS

Inspected

DESCRIPTION: Vinyl, Glass block

INFORMATION:

An inspection of the exterior windows focuses on the structural integrity, safety, and energy efficiency of the home's glazing systems. We examine the frames, sills, and sashes for signs of wood rot, corrosion, or physical damage, and we check the condition of the exterior caulking and flashing to ensure a watertight seal against the elements. Additionally, we look for signs of failed thermal seals, such as fogging or condensation between panes, and verify that screens are present and in good repair.

This assessment is a non-invasive, visual inspection and does not include certain specialized tests or hidden components. We do not evaluate the internal spring tensions or weighted balance systems hidden within the window casing, nor do we test for U-factor or R-value energy efficiency ratings beyond identifying the window type. The inspection is limited to windows that are safely accessible; we do not use specialized equipment to reach high-altitude glazing, and the evaluation of shutters or decorative trim is considered cosmetic and excluded from the functional report.

COMMENTS:

Cracked Caulking

The caulking around the exterior windows is cracked in several areas. Cracked caulk can let water get in behind the window trim and into the wall. Remove the deteriorated caulk and reseal the window perimeters with a quality exterior sealant as routine maintenance.

Maintenance



3.4 EXTERIOR DOORS

DESCRIPTION: Metal, Wood, Vinyl

INFORMATION:

The inspection of exterior doors focuses on security, weatherproofing, and structural integrity to ensure the home remains protected from the elements and unauthorized entry. We evaluate the door panels and frames for signs of rot, damage, or warping and test all hardware, including deadbolts, handles, and hinges, for smooth operation. A key priority is the weatherstripping and thresholds, which we check for a proper seal to prevent energy loss and water intrusion.

This evaluation is a visual and functional assessment and does not include certain specialized components. We do not test the sensitivity of electronic smart locks or integrate with home security monitoring systems. The inspection is limited to the door's current physical state. Additionally, the internal mechanisms of multi-point locking systems that are hidden within the door frame are beyond the scope of this visual check.

COMMENTS:

Loose hardware

The hardware on the sunroom sliding door is loose. Loose hardware can keep the door from latching and locking securely. Tighten or replace the hardware as needed so the door operates and locks properly.

Recommendation

Location - Sunroom



Loose hardware

3.5 HOSE BIBS

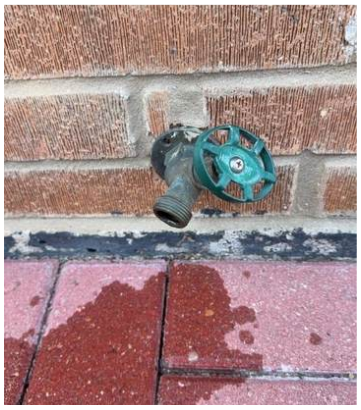
Inspected

DESCRIPTION: Rotary

INFORMATION:

An inspection of hose bibs (exterior faucets) focuses on functional operation, leak prevention, and freeze protection. Our primary goal is to ensure the faucet delivers water without leaking into the wall cavity or foundation.

MEDIA:



South



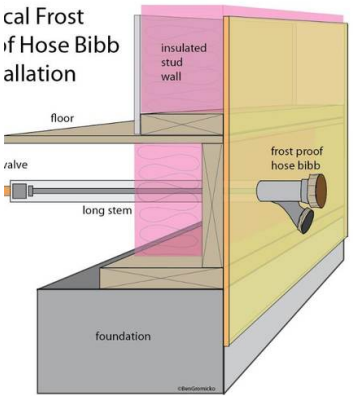
North

COMMENTS:

Standard Hose Bib

The south hose bib appears to be a standard (non-frost-free) type, which can freeze and crack in cold weather if not winterized. Shut off the interior supply valve and drain the line before winter. Consider upgrading to a frost-free hose bib with a built-in vacuum breaker.

Recommendation



3.6 GAS METER

Inspected

DESCRIPTION: Utility closet

INFORMATION:

An inspection of a gas meter focuses on leak detection, corrosion prevention, and proper placement. Our goal is to ensure the meter safely regulates and measures gas flow without posing a fire or explosion risk.

MEDIA:




Main gas shut-off

3.7 GATE

DESCRIPTION: Metal

COMMENTS:

Sagging Gate

The gate sags and drags on the walkway, so it won't open unless you lift it. Have the hinges, latch, or post adjusted or repaired so the gate swings freely.

Recommendation



4. Grounds

The inspection of the grounds and exterior site consists of a non-invasive, visual evaluation of the areas immediately surrounding the primary structure. This review focuses on surface drainage and grading, walkways and driveways, retaining walls, and fencing to identify significant safety hazards or conditions that could lead to structural damage or water intrusion.
The primary goal is to ensure that the site effectively manages runoff by sloping away from the foundation and that all paved surfaces are free of major trip hazards. Please note that this inspection is limited to visible and accessible areas at the time of the visit; underground drainage pipes, soil stability, and property boundaries are excluded. Any identified drainage deficiencies or

structural movement in retaining walls should be evaluated by a qualified landscape or drainage specialist.

4.1 DRIVEWAY

Inspected

DESCRIPTION: Concrete

INFORMATION:

The driveway provides vehicle access to the home and/or garage and is exposed to regular traffic and weather conditions. It was inspected for surface condition, visible damage, and overall safety. Changes over time can affect drainage, ease of use, and long-term durability.

4.2 WALKS

Inspected

DESCRIPTION: Concrete, Paver

INFORMATION:

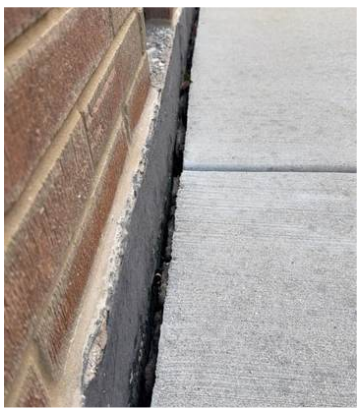
Walkways were inspected for trip hazards, surface condition, and proper drainage. Paver and concrete walks can shift or settle over time due to soil movement, tree roots, or weather-related expansion and contraction.

COMMENTS:

Open Joints and Cracks

There are gaps between the sidewalk and the foundation wall, and cracks in the sidewalk and the garage footing. Open joints and cracks let rainwater get down along the foundation, which can lead to water in the crawlspace. Seal the gaps and cracks with a flexible, exterior-grade sealant (backer rod and self-leveling polyurethane or silicone work well for wider gaps).

Maintenance



North side



North side



Sidewalk



Garage service door



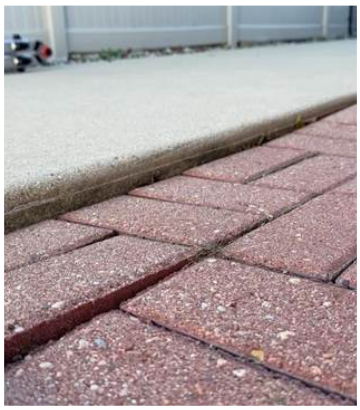
Garage east side

Settled Pavers

The pavers along the side of the house where they meet the driveway have settled, creating an uneven surface and a trip hazard. Have the pavers lifted, the base re-leveled, and the pavers reset so the walking surface is even.

Safety





4.3 STEPS/STOOPS

Inspected

DESCRIPTION: Concrete

INFORMATION:

Steps and stoops are evaluated for their structural integrity, safety compliance, and condition of materials. The primary goal is to identify tripping hazards, fall risks, and signs of long-term deterioration.

4.4 GRADING/DRAINAGE

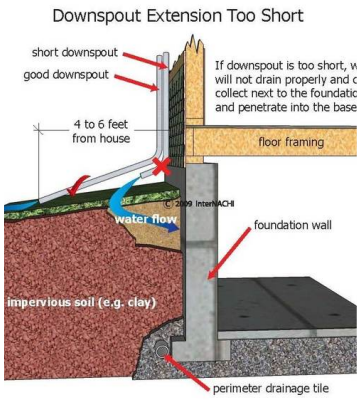
Inspected

DESCRIPTION: Minor slope

INFORMATION:

Grading refers to how the ground slopes around the home and directs water away from the structure. It was reviewed for general slope, drainage patterns, and visible concerns. Proper grading helps reduce the risk of moisture-related issues.

MEDIA:



4.5 PORCH/PATIO

Inspected

DESCRIPTION: Concrete

INFORMATION:

Porches and/or patios were inspected for structural integrity, safety hazards, and water management. Our goal is to ensure the structure is stable, level, and sheds water away from the home's foundation.

5. Attic

The attic inspection consists of a non-invasive, visual evaluation of the roof framing, thermal insulation, and ventilation systems, as well as any visible electrical and plumbing components passing through the space. The primary goal is to identify signs of moisture intrusion, structural deficiencies, or inadequate airflow that could lead to mold growth or premature deterioration of the roof structure.
This evaluation is limited to visible and accessible areas at the time of inspection. Access may be restricted by low clearances, deep insulation, or stored personal items, and some areas may be viewed only from the access hatch. Please note that certain components, such as the underside of the roof deck or the tops of ceiling joists, may be concealed by insulation and are excluded from this report. Any identified moisture stains or structural modifications should be evaluated by a qualified contractor or structural engineer.

5.1 METHOD OF INSPECTION

Inspected

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 30%

5.2 ROOF FRAMING

Inspected

DESCRIPTION: 2 x 6

INFORMATION:

The inspection of the attic and roof framing is a critical evaluation of the home's primary structural skeleton. We examine the rafters, trusses, and joists for signs of sagging, bowing, or improper modifications that could compromise the integrity of the roof. A key focus is placed on the sheathing (the boards or panels attached to the framing), where we look for water stains, wood rot, or active delamination caused by past or current leaks. We also verify that the framing is properly connected at the ridge board and wall plates to ensure the structure can safely handle environmental loads like wind and snow.

This assessment is a visual-only inspection of accessible areas and is limited by safety and physical obstructions. We do not crawl into tight "dead-space" eaves or areas where deep insulation or HVAC ductwork obscures the framing and joists. While we check for major structural defects, we do not perform engineering calculations to determine the exact load-bearing capacity of the wood. Additionally, any areas hidden by vaulted ceilings or finished attic walls are excluded from the report, as they are not visible for inspection.

5.3 INSULATION

Inspected

DESCRIPTION: Blown in, Batts

DEPTH: 16 inches

INFORMATION:

The inspection of attic insulation focuses on evaluating the home's thermal envelope to ensure energy efficiency and consistent indoor comfort. We identify the type of insulation—such as fiberglass batts, blown-in cellulose, or spray foam—and assess its depth and coverage to estimate the approximate R-value (thermal resistance). A key priority is checking for proper installation, ensuring that insulation is not blocking soffit vents, which is crucial for maintaining cross-ventilation and preventing moisture buildup or ice dams.

This evaluation is a visual assessment of accessible areas and does not include exhaustive measurements or laboratory testing. We do not move or disturb insulation to inspect the surfaces or wiring beneath it, nor do we perform "blower door" tests to calculate exact air leakage rates. While we look for obvious signs of pest activity or moisture damage, hidden pockets of compressed or contaminated insulation may exist in areas that are not safely reachable. Addition-

ally, we do not verify the presence of specialized fire-retardant coatings or the chemical composition of the materials.

5.4 VENTILATION

DESCRIPTION: Static vents

INFORMATION:

The inspection of attic ventilation focuses on the critical balance of airflow required to regulate temperature and moisture levels within the roof structure. We evaluate the presence and condition of intake vents (such as soffit vents) and exhaust vents (such as ridge, gable, or turbine vents) to ensure they are unobstructed and functioning as a system. Proper ventilation is essential for preventing heat buildup in the summer, which can age roofing materials prematurely, and moisture accumulation in the winter, which can lead to wood rot or mold growth.This assessment is a visual check of accessible components and does not include mathematical airflow calculations or pressure testing. We do not verify the exact CFM (cubic feet per minute) rating of powered attic fans, nor do we dismantle vent covers to inspect internal screens. Our evaluation is limited to the areas visible from the attic floor or the exterior; therefore, vents obscured by insulation, structural members, or low-clearance eaves are excluded from the report. Additionally, we do not guarantee the prevention of "ice dams," though we look for the conditions that typically contribute to them.

5.5 MOISTURE PENETRATION

DESCRIPTION: None noted

INFORMATION:

The inspection for attic moisture penetration is a critical diagnostic process aimed at identifying past or present water intrusion that could compromise the home’s structural integrity. We perform a thorough visual sweep of the underside of the roof sheathing, rafters, and chimney crickets for signs of staining, wood rot, or active dripping. By tracing patterns of discoloration or "tide marks," we work to determine if the moisture is originating from external roof leaks, failing flashing, or internal issues such as improperly vented exhaust fans.

This assessment is a non-invasive, visual check and does not include destructive testing or the removal of insulation. While we use high-powered lighting to inspect accessible surfaces, we do not move stored items, floorboards, or deep insulation to uncover hidden dampness. We also do not perform mold testing or air quality sampling; while we report on visible fungal growth or water damage, a specialized industrial hygienist would be required for a definitive mold assessment. Additionally, because some leaks only manifest during specific weather conditions, this report reflects the conditions found at the time of the inspection only.

6. Interior

The home inspector shall observe: Walls, ceilings, 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.
The primary goal is to identify significant cosmetic or structural defects and to ensure critical safety requirements, such as emergency egress (exit) windows and functional smoke/CO detectors, are met.
This evaluation is limited to visible and accessible areas at the time of inspection; therefore, structural members or electrical wiring concealed by drywall, insulation, or stored personal items (such as large furniture and beds) are excluded. Please note that we do not move heavy furniture or lift wall-to-wall carpeting to inspect the subfloor. Any identified moisture stains, electrical malfunctions, or egress deficiencies should be evaluated and corrected by a qualified contractor.

6.1 CABINETS AND COUNTERTOPS

Inspected

DESCRIPTION: Wood

COMMENTS:

Previous Water Damage

No active leaks were observed under the sink at the time of inspection. However, the base of the sink cabinet shows signs of previous water damage, and a moisture meter showed elevated moisture readings in that area. Monitor the cabinet base and the plumbing connections under the sink for leaks, and have a qualified plumber evaluate if moisture or staining continues or gets worse.

Recommendation



Sink cabinet



Moisture reading

Loose Hinges

Several cabinet doors have loose hinges. Loose hinges can cause doors to sag, rub, or pull away from the cabinet over time. Tighten or adjust the hinges as needed, and replace any that are stripped or damaged.

Maintenance



Loose hinge

6.2 INTERIOR DOORS

Inspected

INFORMATION:

The inspection of interior doors focuses on ensuring proper operation, privacy, and safety within the home's living spaces. We evaluate the door panels and frames for warping or damage and test all hardware, including hinges, latches, and knobs, to confirm they operate smoothly and catch securely. Additionally, we check for proper clearance and alignment, ensuring the door opens and closes without rubbing the floor or frame, which allows for both ease of use and adequate room ventilation.

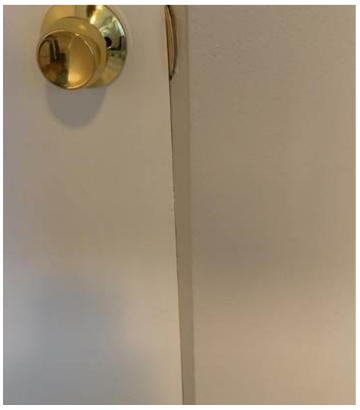
COMMENTS:

Door Rubs Jamb

The second bedroom door rubs against the jamb and does not close properly. Have a qualified handyman or carpenter adjust the door so it closes and latches properly.

Recommendation

Location - 2nd bedroom



6.3 INTERIOR WINDOWS

Inspected

DESCRIPTION: Vinyl

INFORMATION:

The inspection of interior windows focuses on safety, functionality, and the integrity of the home's thermal envelope. We test a representative number of windows for smooth operation, ensuring they open, close, and lock securely, which is vital for both security and emergency egress. Additionally, we examine the frames, sills, and glass for signs of moisture intrusion, failed thermal seals, or wood rot, ensuring the windows provide a weather-tight seal and contribute to the room's energy efficiency.

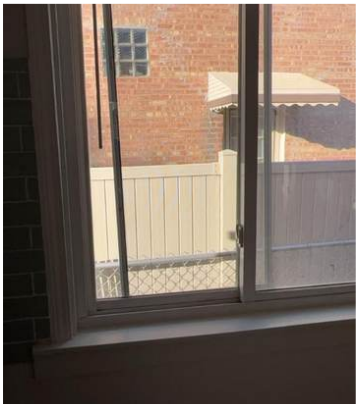
COMMENTS:

Window Hardware and Screen

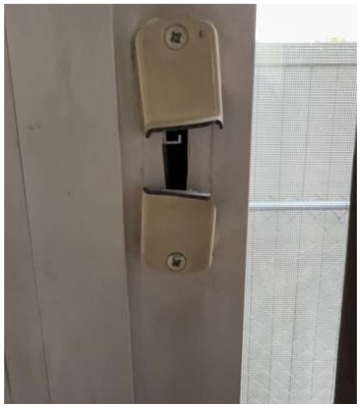
The kitchen screen is binding in its track and will not slide. In the sunroom, one window has a broken or missing handle. The handle on another window is broken, and that window is stuck in the locked position and cannot be opened. Other windows in the sunroom were operable. Have a qualified window technician or handyman repair the screen and repair or replace the damaged hardware so all windows operate as intended.

Requires Attention

Location - Kitchen, sunroom



Kitchen window screen



Sunroom window



Sunroom window

6.4 CEILING

Inspected

DESCRIPTION: Drywall

INFORMATION:

The inspection of the interior ceiling focuses on identifying structural concerns and signs of past or present moisture intrusion. We perform a visual sweep of the entire surface to look for cracks, sagging, or staining, which can indicate settling or leaks from the roof or upper-floor plumbing. Additionally, we check the condition of the finish, including drywall joints and plaster integrity, and ensure that any attached fixtures, such as lighting or ceiling fans, are securely anchored and properly trimmed.

6.5 WALLS

Inspected

DESCRIPTION: Paint, Drywall

INFORMATION:

The inspection of interior walls focuses on identifying structural stability and signs of hidden moisture. We examine the surfaces for significant cracking, bowing, or displacement, which can indicate foundation settling or framing issues. Additionally, we check for staining or peeling that might suggest water intrusion from exterior windows or roof leaks, ensuring the wall assemblies are sound.

6.6 FLOOR

Inspected

DESCRIPTION: Laminate

INFORMATION:

The inspection of interior floors focuses on assessing the structural condition and safety of the walking surface. We evaluate the flooring for sloping, sagging, or excessive deflection, which can be indicators of underlying joist or subfloor issues. Additionally, we check for tripping hazards, such as loose floorboards or transition strips, and look for signs of moisture damage or staining that could suggest leaks from windows or adjacent bathrooms.

6.7 VENTING SYSTEMS (KITCHEN AND BATH)

Inspected

DESCRIPTION: Recirculating, Vented

COMMENTS:

Recirculating Range Hood

The kitchen range hood is a recirculating type. It filters the air and returns it to the kitchen, but it does not remove moisture or cooking odors from the home. Clean or replace the hood's filters regularly. Consider installing a range hood vented to the exterior for better removal of moisture and odors.

Recommendation

6.8 SMOKE AND CARBON MONOXIDE DETECTORS

Not Inspected

INFORMATION:

The inspection of smoke detectors focuses on verifying the presence of these life-saving devices. We check that detectors are properly located according to modern safety standards. While we verify their presence, this assessment does not include an evaluation of the sensor's internal sensitivity or the expiration date of the radioactive source material within the unit.

COMMENTS:

Inspection Limitation and Recommendation

Smoke and carbon monoxide alarms were not tested as part of this inspection. Activating the test button primarily verifies the alarm's electronic circuitry and audible warning function; it does not confirm the sensor's ability to detect smoke or carbon monoxide under actual emergency conditions. For safety purposes, recommend replacing existing smoke and carbon monoxide alarms with new, approved devices to establish a known installation date and a reliable baseline for future maintenance and replacement. Install alarms in all required locations in accordance with applicable local regulations and manufacturer instructions. Maintain and replace alarms according to the manufacturer's recommendations.

Recommendation

7. Built-in kitchen appliances

The inspection of the kitchen consists of a non-invasive, visual evaluation of the built-in appliances, cabinetry, countertops, and visible plumbing and electrical components. The primary goal is to identify active leaks, significant moisture damage to the subfloor or cabinets, and critical safety hazards, such as the absence of required GFCI protection or improper appliance venting. This evaluation is limited to visible and accessible areas at the time of inspection; therefore, concealed plumbing within walls, internal appliance components, and specialized water filtration systems are excluded. While we test for functional drainage and basic appliance operation, this report is not a guarantee of future performance or a 'technically exhaustive' study of every cycle. Any identified moisture stains, electrical deficiencies, or plumbing leaks should be evaluated and repaired by a qualified contractor or licensed plumber.

7.1 DISHWASHER

Inspected

DESCRIPTION: Frigidaire

INFORMATION:

The inspection of the kitchen dishwasher focuses on verifying the unit's basic mechanical function and the integrity of its water connections. We observe a test cycle to ensure the appliance fills, circulates water, and drains properly without obstructing the sink's plumbing. A key priority is checking for active leaks at the door seal and supply lines, while also confirming that the drain hose is correctly routed with a high loop or air gap to prevent wastewater backflow, ensuring the unit operates safely and hygienically.

NAMEPLATE:



7.2 RANGE/OVEN

Inspected

DESCRIPTION: Frigidaire

FUEL SOURCE: Gas

INFORMATION:

The inspection of the kitchen range and oven focuses on verifying the safe and functional operation of the home's primary cooking appliances. We test the heating elements or gas burners to ensure they ignite and heat correctly, and we check the oven’s basic controls and light functions for responsiveness. A key priority is evaluating safety features, such as the presence of an anti-tip bracket and the condition of the door seals, while also checking for any obvious signs of gas leaks or electrical scorching to ensure the unit is safe for daily use.

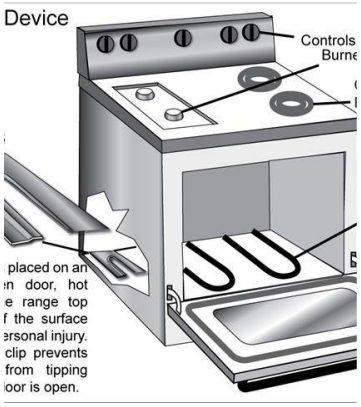
NAMEPLATE:



COMMENTS:

Recommend installing an anti-tip bracket

Recommendation



7.3 REFRIGERATOR

Inspected

DESCRIPTION: Frigidaire

INFORMATION:

The inspection of the kitchen refrigerator focuses on the unit's ability to maintain safe food storage temperatures and the integrity of its mechanical and plumbing connections. We evaluate the cooling performance of both the refrigerator and freezer compartments and examine the door gaskets for a tight, energy-efficient seal. Additionally, we check for proper clearance and ventilation around the unit and inspect the water supply line—if equipped with an ice maker or water dispenser—to ensure there are no signs of leaks or corrosion that could damage the surrounding flooring or cabinetry.

NAMEPLATE:



8. Heating/Cooling

The inspection of the heating, ventilation, and air conditioning (HVAC) systems consists of a non-invasive, visual evaluation of the primary heating and cooling equipment, distribution systems (ductwork/piping), and basic controls. The primary goal is to determine if the systems are functional at the time of inspection and to identify significant safety hazards, such as cracked heat exchangers or improper venting.
This evaluation is limited to visible and accessible components; therefore, the internal heat exchanger, humidifiers, electronic air cleaners, and solar heating systems are excluded. Please note that we do not perform 'load calculations' to determine if the system is perfectly sized for the home. We recommend that all HVAC systems be serviced and cleaned annually by a licensed HVAC technician to ensure peak efficiency and safety.

8.1 THERMOSTAT(S)

Inspected

DESCRIPTION: Programmable

INFORMATION:

The inspection of the HVAC thermostat focuses on the "brain" of your climate control system and its ability to communicate effectively with your heating and cooling equipment. We evaluate the physical mounting and location of the device to ensure it isn't influenced by "ghost heat" from sunlight or drafts, which can cause inaccurate readings. A key priority is verifying basic functional control, ensuring the thermostat successfully triggers the system to cycle on and off in both heating and cooling modes, while also checking for secure wiring connections and the condition of the batteries (if applicable) to ensure consistent, reliable operation.

LOCATION: Hallway

MEDIA:



8.2 HEATING SYSTEM

Inspected

DESCRIPTION: Forced air

MANUFACTURER: Weather Maker

FUEL TYPE: Natural gas

INFORMATION:

The inspection of the HVAC heating system focuses on the safe and reliable production of warmth during the colder months. We evaluate the heat source—whether a furnace, boiler, or heat pump—for physical condition, proper ignition, and steady operation. A key priority is assessing the integrity of the heat exchanger or heating elements, verifying that the system is properly vented to prevent the accumulation of carbon monoxide, and ensuring that all safety controls are functional. This assessment aims to confirm that the system can maintain a comfortable indoor temperature while operating within safe mechanical parameters.

MEDIA:





Furnace gas shut-off



Service switch



Air filter location

COMMENTS:

Furnace Installation, Access, and Water Below Unit

The furnace is installed in a downflow configuration, with the ductwork running through the crawlspace. The unit sits close to the water heater, which will make it difficult for a technician

to access for service. The front cover was removed and the cabinet was clean, and the unit appeared to be newer. Because of its position, the data label could not be viewed, so the age, model, and specifications could not be confirmed.
The filter slides out horizontally, but the space is too narrow to remove it. The filter hits the opposite wall and has to be bent to get it in and out. A bent filter may not seal properly, which lets unfiltered air and dust bypass it and reach the system.
In the crawlspace, water was ponding on the vapor barrier below the supply plenum where the ductwork enters. This may come from condensate at the air conditioning coil or the furnace, or from condensation on the ductwork.
Have a licensed HVAC contractor service the system, confirm the furnace is rated for this installation position, find the source of the water below the plenum and correct it, and modify the filter location or access so the filter can be replaced without bending it. Improving service access to the unit should also be addressed.

Requires Attention



Water below plenum

8.3 CONTROLS

Inspected

DESCRIPTION: Limit switch, Service disconnect switch

INFORMATION:

The inspection of HVAC controls focuses on the command and safety devices that regulate your heating and cooling equipment. We evaluate the operational interface, such as a thermostat, to ensure they accurately trigger the system and maintain the desired indoor climate. A key priority is verifying the functionality of safety switches and limit controls, including float switches designed to prevent water damage from condensate backups and high-limit switches that protect the unit from overheating—ensuring the system operates within safe mechanical boundaries and responds correctly to user inputs.

8.4 DISTRIBUTION

Inspected

DESCRIPTION: Metal duct, Insulated Duct

INFORMATION:

The inspection of the HVAC distribution system focuses on the "delivery network" responsible for moving conditioned air or water throughout the home to maintain a consistent climate. We evaluate the visible ductwork or piping for proper support, insulation, and physical integrity, looking for signs of significant air leaks, restricted airflow, or crushed segments. A key priority is assessing the balance of the system, verifying that supply and return registers are unobstructed and positioned to provide adequate circulation to every living space, ensuring that the energy produced by your heating and cooling units actually reaches its intended destination efficiently.

LOCATION: Crawlspace

COMMENTS:

Duct Insulation

The supply and return ducts in the crawlspace should be insulated. Most of the supply duct runs are insulated, but about 10% of the duct system is missing insulation or has insulation that is loose, torn, or not properly secured. Uninsulated ducts in an unconditioned crawlspace lose heating and cooling efficiency and can form condensation in warm weather. Have a qualified HVAC contractor insulate the exposed sections and repair or re-secure the damaged insulation.

Recommendation



8.5 COOLING SYSTEM

Inspected

DESCRIPTION: Central A/C, Wall unit

MANUFACTURER: Amana, Carrier

FUEL TYPE: 220 VAC

CAPACITY: 2.5 ton

INFORMATION:

The inspection of the HVAC cooling system focuses on the efficiency and safety of the equipment responsible for dehumidifying and cooling the home. We evaluate the exterior condenser unit and the interior evaporator coil (if viewable) for physical condition, looking for signs of dam-

aged fins, refrigerant leaks, or excessive debris that could hinder performance. A key priority is verifying the functional operation of the system, confirming that the compressor and fans trigger correctly and that the unit achieves a proper temperature drop, ensuring it can maintain a comfortable indoor environment during periods of high heat.

NAMEPLATE:



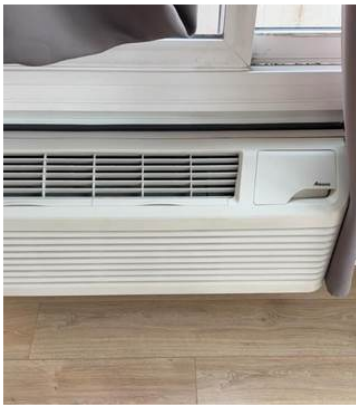
MEDIA:



2024



Service disconnect



Sunroom

COMMENTS:

Missing Suction Line Insulation

The insulation on the air conditioning suction line (the larger refrigerant line) is missing in some areas. Missing insulation reduces cooling efficiency and can let condensation drip from the line. Have the exposed sections insulated with foam pipe insulation rated for refrigerant lines.

Recommendation




9. Plumbing

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.
This evaluation is based on accessible components at the time of inspection; therefore, all underground piping, sewer lines, and pipes concealed within walls, floors, or ceilings are excluded. We do not perform pressure tests on the system, nor do we evaluate private well or septic systems unless otherwise specified. Please note that this is a functional report and not a guarantee against future leaks. Any identified plumbing defects or safety concerns regarding the water heater should be evaluated and repaired by a licensed plumber.

9.1 SERVICE LINE

Not Inspected

DESCRIPTION: Suspected lead

INFORMATION:

The inspection of the plumbing service line focuses on the critical main pipe that delivers the home's pressurized water supply from the municipal main or private well. We evaluate the visible portions of the pipe for material type, signs of corrosion, or active leaks that could impact water pressure and lead to costly damage. A key priority is identifying the main shut-off valve, verifying its accessibility and functionality for emergency use, while also assessing the pressure-reducing valve (PRV) (if present) and the entry point at the foundation to ensure it is properly sealed against moisture and protected from physical damage.

COMMENTS:

Suspected Lead Water Service Line

The main water shutoff was located, but the water service line coming in from the city was not visible because flooring materials cover it, so its material could not be confirmed. The City of Chicago's service line inventory lists the line at this address as suspected lead. Lead service lines can release lead into drinking water. Have a licensed plumber confirm the line material, have the water tested for lead, and look into replacement through the city's lead service line replacement program or a licensed plumber. Until the line is confirmed, run the cold water for a few minutes before drinking or cooking if the water has been sitting, and use a filter certified to remove lead (NSF/ANSI Standard 53).

Recommendation

Location - utility closet

9.2 MAIN WATER SHUTOFF

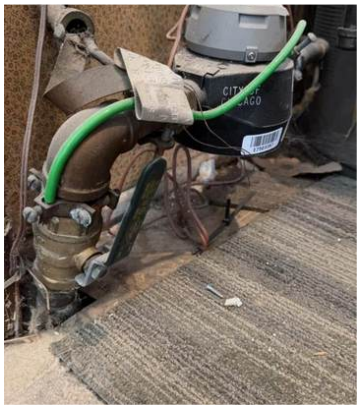
Inspected

DESCRIPTION: Utility closet

INFORMATION:

The inspection of the plumbing main water shut-off valve focuses on the home's primary control for the entire pressurized water system. We locate the valve—typically found where the service line enters the foundation—and evaluate its physical condition for signs of corrosion, mineral buildup, or active leaks. A key priority is verifying the valve's accessibility and type (such as a gate or ball valve), ensuring that in the event of a catastrophic pipe failure or major repair, the water supply can be quickly and reliably terminated to prevent extensive moisture damage.

MEDIA:



9.3 WATER LINES

Inspected

DESCRIPTION: Copper, Galvanized

INFORMATION:

The inspection of plumbing water lines focuses on the network of pipes that distribute potable water throughout the home. We evaluate all visible supply piping—including copper, PEX, or galvanized steel—for signs of corrosion, oxidation, or active leaks that could lead to structural damage or mold. A key priority is assessing the integrity of connections and supports, while also checking for issues such as "water hammer" (banging pipes), inadequate water pressure, or the presence of dissimilar metals that could lead to galvanic corrosion, ensuring the system provides a reliable and clean water supply to all fixtures.

LOCATION: Utility closet

COMMENTS:

Mixed Water Supply Piping

The water supply lines in the crawlspace are a mix of copper and galvanized steel. Corrosion was observed at a galvanized pipe fitting where it connects to what appears to be a copper line. The connecting pipe is covered by insulation, so its material could not be confirmed. Where copper and galvanized pipe connect directly without a dielectric union, galvanic corrosion can develop and lead to leaks. Galvanized piping also corrodes from the inside as it ages, which can reduce water pressure and flow. Some of the water lines are insulated, but about 20% are not, and uninsulated pipes in the crawlspace can freeze in cold weather. Have a licensed plumber repair the corroded connection, install dielectric unions where copper and galvanized pipe meet, and insulate the exposed water lines. Consider replacing the remaining galvanized piping with copper.

Requires Attention

Location - Crawlspace





9.4 INTERIOR PLUMBING FIXTURES

COMMENTS:

Reversed Hot and Cold

The hot and cold water supplies at the kitchen sink are reversed. Standard practice is hot on the left and cold on the right. Reversed supplies can lead to accidental scalding, especially for children or guests who expect hot water on the left. Have a licensed plumber correct the supply connections.

Requires Attention

Location - Kitchen



9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

DESCRIPTION: PVC, Cast iron

INFORMATION:

The inspection of plumbing drain pipes focuses on the home’s waste removal system and its ability to safely transport greywater and sewage to the municipal main or septic system. We evaluate all visible drain, waste, and vent (DWV) piping for material type—such as PVC, cast iron, or ABS—and check for signs of active leaks, heavy corrosion, or improper sloping. A key priority is identifying clogs or slow drains and verifying that the system is properly vented to prevent the buildup of sewer gases, ensuring that waste is managed hygienically and without risk to the home's air quality or structural integrity.

LOCATION: Master bedroom

MEDIA:



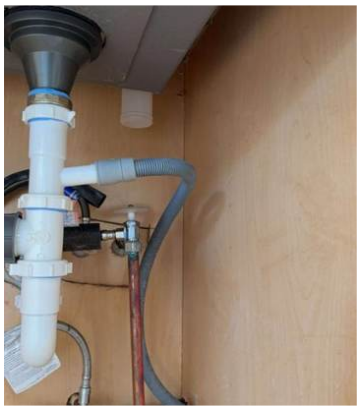
Master bathroom cleanout

COMMENTS:

Missing High Loop

The dishwasher drain line does not have a high loop. Without a high loop or an air gap, waste-water from the sink drain or disposal can flow back into the dishwasher. Have the drain line secured in a high loop to the underside of the countertop, or install an air gap.

Requires Attention



Improper Drain Connections

The washing machine drain line and the air conditioning condensate line both terminate by being inserted into a larger drain pipe in the crawlspace, with the opening packed with what appears to be oakum. This is not an approved connection. It does not seal, which can let sewer gases into the crawlspace and allow water to leak or overflow at the opening. The washing machine drain should discharge into a properly trapped and vented standpipe. The condensate line should discharge through an approved indirect connection with an air gap. Have a licensed plumber correct both connections.

Requires Attention

Location - Crawlspace



Toilet Leak, Floor Framing Damage, and Suspected Microbial Growth

The master bathroom toilet leaks when flushed. From the crawlspace, an active leak was observed below the toilet during flushing. The subfloor and floor joists below the toilet show signs of both active and past water damage, and suspected microbial growth was observed on the wood framing and subfloor in this area.
A previous repair was made to the floor joists by sistering them with dimensional lumber. The sistered joists were cut short and do not reach the beam. For a sistered joist to carry load properly, it should run continuously to the beam and bear on it like the original joist.
Have a licensed plumber repair the toilet leak and the drain connection below it. Have a qualified contractor, or a structural engineer if needed, evaluate the damaged subfloor and joists, and correct the sistered joists so they bear on the beam. Have a qualified mold remediation professional evaluate and remediate the affected materials. Sampling can be performed to confirm the presence and type of microbial growth.

Requires Attention

Location - Crawlspace





Moisture stains on ground barrier from leaking master bedroom

9.6 WATER HEATER

Inspected

DESCRIPTION: Tank

MANUFACTURER: Rheem

CAPACITY: 40 gal

FUEL: Natural gas

LOCATION: First floor

INFORMATION:

The inspection of the water heater focuses on the appliance's ability to safely and efficiently provide hot water to the home. We evaluate the tank's physical condition for signs of heavy corrosion, mineral buildup, or active leaks that could lead to premature failure or water damage. A key priority is assessing the safety components, specifically the Temperature and Pressure (T&P) relief valve and its discharge pipe, while also verifying proper venting of combustion gases (for gas units) or the integrity of electrical connections to ensure the system operates without posing a risk of fire, explosion, or carbon monoxide exposure.

NAMEPLATE:



MEDIA:



2020



Gas shut-off

9.7 FUEL SERVICE LINES

Inspected

DESCRIPTION: Black pipe

INFORMATION:

The inspection of the plumbing fuel service line focuses on the safe transport of natural gas or propane from the exterior supply source into the home. We evaluate the visible portions of the piping—typically black iron or CSST—for signs of corrosion, mechanical damage, or improper support. A key priority is assessing the integrity of shut-off valves and connections to appliances, ensuring they are leak-free and correctly installed with proper sediment traps (drip legs). This assessment is vital for ensuring the fuel system operates under the correct pressure and remains a safe, contained energy source for heating and cooking.

10. Electrical

The electrical system inspection involves a visual evaluation of the service entrance, main and sub-panels, grounding, and a representative number of outlets, switches, and fixtures. This review is intended to identify significantly deficient conditions, safety hazards, and evidence of improper wiring or overcurrent protection. It is not a technically exhaustive study, and hidden wiring within walls or conduits is excluded from this report. All electrical work should be performed by a licensed electrician to ensure compliance and safety standards.

10.1 SERVICE

Inspected

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 100 amps, 120/240 VAC

GROUND: Plumbing ground only

INFORMATION:

An inspection of the electrical service focuses on the safe delivery of power from the utility company into the home. Your inspector evaluates the capacity, physical condition, and clearance of the incoming lines and the main equipment to ensure they are properly sized and protected from environmental hazards.

MEDIA:



Service drop



Electric meter

10.2 MAIN PANEL

Inspected

DESCRIPTION: Cutler-Hammer

CAPACITY: 100 amps

INFORMATION:

An inspection of the main electrical panel focuses on system capacity, wiring safety, and protective device integrity. Your inspector removes the "dead front" (cover) to evaluate the internal components for fire hazards, improper modifications, and signs of excessive heat.

MEDIA:




COMMENTS:

Main Panel Deficiencies

The circuit directory at the main electrical panel is incomplete and not properly labeled. A 20-amp breaker is connected to 14-gauge wire, which is rated for a maximum of 15 amps. A 20-amp circuit requires 12-gauge wire, and as installed the wire can overheat before the breaker trips, which is a fire hazard. That 20-amp breaker is also a Square D breaker installed in a Cutler-Hammer panel. Breakers should be the type listed for the panel, because a breaker that isn't listed may not make a secure connection to the bus bar. In addition, the air conditioning condenser's nameplate lists a maximum overcurrent protection of 25 amps, but it is protected by a 30-amp breaker. Have a licensed electrician replace the incompatible breaker with one listed for the panel and sized for the wire, correct the air conditioning breaker size, and label all circuits accurately.

Safety





10.3 SUB PANEL

Inspected

DESCRIPTION: Gould

INFORMATION:

The inspection of the electrical sub-panel focuses on the safety and functionality of the secondary power distribution system. We evaluate the physical condition of the cabinet for secure mounting and signs of overheating or corrosion. A key priority is verifying the integrity of the internal components, including the main lugs, circuit breakers, and the proper separation of the neutral and ground bars—a critical safety requirement for sub-panels. We also assess the sizing and protection of the feeder wires to ensure the panel is correctly powered and capable of safely managing the electrical loads of its designated circuits.

MEDIA:



COMMENTS:

Abandoned Subpanel with Exposed Wiring

The subpanel is a Gould I-T-E Pushmatic load center. No breakers are installed, and the circuits are not labeled. The breaker opening in the dead front cover is open, so the wiring inside, including spliced conductors with wire nuts, is exposed and can be touched when the door is opened. The panel appears to be abandoned or used as a junction box. It could not be determined whether these wires are energized. Exposed wiring is a shock hazard. Have a licensed

electrician determine whether the wiring is energized, properly terminate or remove any abandoned conductors, and either remove the panel or close it with an approved cover.

Safety



10.4 BRANCH CIRCUITS

Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of electrical branch circuits focuses on the "veins" of the home's electrical system, ensuring the safe delivery of power from the distribution panel to individual outlets, switches, and fixtures. We evaluate the integrity of visible wiring, looking for improper splices, frayed insulation, or unprotected runs that could pose a fire hazard. A key priority is verifying circuit compatibility, confirming that the wire gauge matches the breaker size to prevent overheating, while also testing for proper grounding, polarity, and the functionality of safety devices like AFCI and GFCI breakers to ensure the system protects both the occupants and their electronics.

COMMENTS:

Disconnect Box in Sunroom

An additional disconnect box, similar to those used for air conditioning equipment, is installed on the interior wall of the sunroom. Its purpose could not be determined. The main panel has a breaker labeled “Patio A/C,” so this disconnect may serve air conditioning equipment for the sunroom. Have a licensed electrician determine whether the disconnect is still in use and what it serves. If it is no longer needed, have it removed and the wiring properly terminated. If it is required at this location, install a lock on the cover to keep children from accessing it.

Requires Attention

Location - Sunroom



Loose Switch, No Cover Plate

A switch in the utility room is not secured to its electrical box and has no cover plate, and the surrounding wall is damaged and open. The switch may be abandoned, but it could not be determined whether it is energized. Exposed terminals and wiring are a shock hazard. Have a licensed electrician determine whether the switch is in use, then either secure it in the box with a cover plate or remove it and properly terminate the wiring in a covered junction box.

Safety

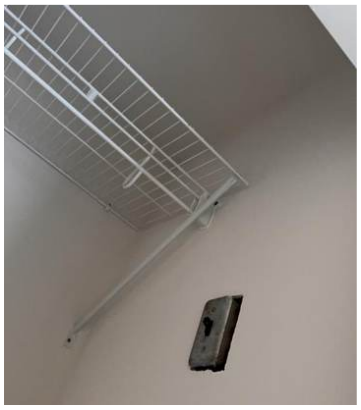


Inoperable Closet Lights

The light fixtures in both sunroom closets did not operate when tested. This may be due to burned-out bulbs, a faulty switch, or a wiring problem. Try replacing the bulbs first. If the lights still don't work, have a licensed electrician evaluate and repair them.

Requires Attention

Location - Sunroom closets




Receptacle Wiring Defects

Two receptacles in the master bedroom have wiring defects. One has reversed polarity, with the hot and neutral wires connected to the wrong terminals. This can leave parts of plugged-in devices, such as lamp sockets and appliance housings, energized even when they're switched off. The other receptacle tested as an open ground, meaning the ground connection is missing or not working, so there's no protection against shock if a plugged-in appliance develops a fault. Have a licensed electrician correct the wiring at both receptacles.

Safety

Location - Master bedroom



Hot/neutral reversed



Open ground

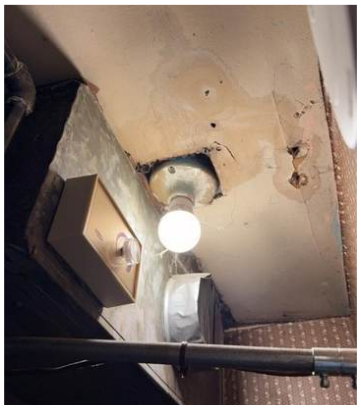
Missing Light Fixture Covers

The light fixtures in the utility room and the second bedroom closet have no covers or globes, leaving the bulbs exposed. Exposed bulbs can break, and in a closet a hot bulb can ignite stored clothing or other items that touch it. Install covers or globes on these fixtures, or replace them with enclosed fixtures. In the closet, use an enclosed LED fixture.

Requires Attention



2nd bedroom



Utility closet

Open Knockout

The electrical box for the furnace service disconnect switch has an open knockout. Open knock-outs can expose wiring to contact and let debris or pests get into the box. Install a knockout seal (filler plug) to close the opening.

Requires Attention

Location - utility closet



10.5 GFCI/AFCI

Inspected

INFORMATION:

An inspection of GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc Fault Circuit Interrupter) devices focuses on life safety and functional response. The goal is to ensure these specialized breakers and outlets trip instantly to prevent electrocution or electrical fires.

COMMENTS:

GFCI Protection Deficiencies

The GFCI receptacle in the kitchen did not trip when tested with a GFCI tester or with its own test button, so it is not providing shock protection. GFCI protection was also not present at the receptacles in the master bathroom, the laundry room, the garage, and the exterior receptacle on the fascia. GFCI devices cut power when they detect a ground fault and are now required

in these wet and damp locations to protect against electric shock. Homes built before these requirements may not have them, but upgrading is recommended for safety. Have a licensed electrician replace the faulty kitchen GFCI and install GFCI protection at the listed locations.

Safety





Kitchen



Laundry room



Master bathroom



Garage

11. Garage

The garage inspection involves a non-invasive, visual evaluation of the structural framing, electrical systems, and fire-separation components of the enclosure. Special attention is directed toward the garage door and automatic opener, specifically the functionality of required safety reverse sensors intended to prevent entrapment or injury.
For attached garages, the inspection includes a critical review of the fire-rated door and common wall separating the garage from the living space to ensure they are intact and capable of slowing the spread of fire or fumes. This review is limited to visible areas; structural members or wall cavities concealed by drywall, insulation, or stored personal items are excluded from this report. Any safety defects identified, particularly regarding the auto-reverse system or fire-separation, should be corrected immediately by a qualified contractor.

11.1 TYPE

Inspected

DESCRIPTION: Detached

11.2 GARAGE DOORS

Inspected

DESCRIPTION: Insulated aluminum

INFORMATION:

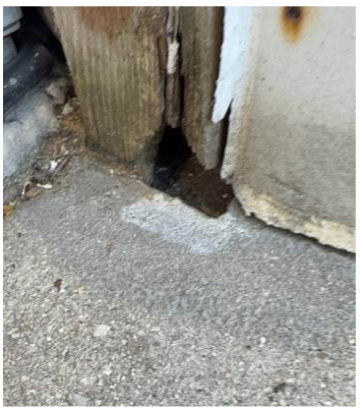
The inspection of garage overhead doors focuses on the safe operation and structural integrity of the largest moving component of your home. We evaluate the condition of the door panels, tracks, and rollers for wear or misalignment and examine the springs, cables, and hardware for signs of tension loss or fraying. A primary focus is placed on safety features, where we test the auto-reverse mechanism and the electronic "photo-eye" sensors to ensure the door stops and reverses if an obstruction is detected.While we verify the basic functionality of the garage door opener, this is a visual and operational check only. We do not evaluate the internal gears of the motor unit, the long-term durability of the springs, or the signal range of remote transmitters and keypad entries. Additionally, we do not perform destructive testing on the door's structural components. Because overhead door springs are under high tension and can be dangerous, any identified defects should be addressed exclusively by a qualified garage door technician.

COMMENTS:

Garage Door Frame Damage

At the bottom corner of the garage overhead door, the wood door jamb has exposed wood and wood rot, with missing wood that leaves an opening at the base. The weatherstripping at the door is damaged. Rotted wood will keep deteriorating, and the opening and damaged weatherstripping let water, drafts, and pests into the garage. Have a qualified contractor repair or replace the rotted jamb, seal and paint the exposed wood, and replace the weatherstripping.

Recommendation



11.3 DOOR OPENER

Inspected

DESCRIPTION: Chamberlain

INFORMATION:

An inspection of the garage door opener focuses on automatic safety reversals, mechanical drive integrity, proper electrical installation and weatherstripping that protects from the outside elements entering the garage.

11.4 SERVICE DOORS

DESCRIPTION: Metal

INFORMATION:

An inspection of the garage service door (the pedestrian door leading to the exterior or the interior of the home) focuses on fire safety, structural integrity, security and weatherproofing. Your inspector's primary goal is to ensure the door acts as an effective barrier against fire, fumes, and the elements.

COMMENTS:

Deteriorated Service Door Frame

The garage service door frame and trim have peeling paint, exposed and missing wood, and wood rot. Damaged wood lets water into the framing around the door and will keep getting worse. Have a qualified contractor replace the service door and frame.

Recommendation





11.5 FLOOR/FOUNDATION

Inspected

DESCRIPTION: Poured concrete

INFORMATION:

An inspection of the garage floor focuses on structural stability, moisture control, and safety hazards. The goal is to determine if the floor is effectively supporting the structure and managing groundwater. Hairline cracks are common due to concrete shrinkage and typically not structural.

11.6 WINDOWS

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of windows focuses on functional operation, thermal integrity, and safety compliance. Our goal is to ensure windows open and close easily, provide a weatherproof seal, and meet emergency exit requirements.

COMMENTS:

Older Jalousie Window

The garage has an older aluminum window with glass louvers (a jalousie window). It operated as intended but is aged. Louvered windows don't seal tightly when closed, so they can let in drafts and water. Monitor the window for moisture intrusion and consider replacing it in the future.

Recommendation

Location - Garage

12. Laundry

The inspection of the laundry area consists of a non-invasive, visual evaluation of the plumbing connections, dryer venting, electrical systems, and structural flooring. The primary goal is to identify active leaks, significant moisture damage, and high-priority fire hazards, such as clogged or improper dryer exhaust ducts and the absence of required GFCI protection.
This evaluation is limited to visible and accessible components; therefore, concealed plumbing within walls, internal appliance mechanisms, and the watertight integrity of washing machine hoses are excluded. While we test for functional drainage and basic water flow, this report is not a guarantee against future leaks or sewer backups. It is highly recommended that all flexible rubber washing machine hoses be replaced with braided stainless steel versions and that dryer ducts be cleaned annually by a qualified specialist to ensure safety and efficiency.

12.1 LOCATION

Inspected

DESCRIPTION: First floor

12.2 DRYER VENT

Inspected

DESCRIPTION: Metal flex

INFORMATION:

The inspection of the laundry dryer vent focuses on fire safety and the efficient expulsion of moisture-laden air. We examine the ductwork for excessive lint accumulation, kinks, or improp-

er materials (such as plastic or foil) that can pose a significant fire hazard and reduce appliance efficiency. A key priority is verifying that the system vents directly to the exterior and that the outside termination hood is equipped with a functional damper and is free of obstructions, ensuring the dryer operates safely while preventing moisture damage to the home's interior.

12.3 WASHER HOSE BIB

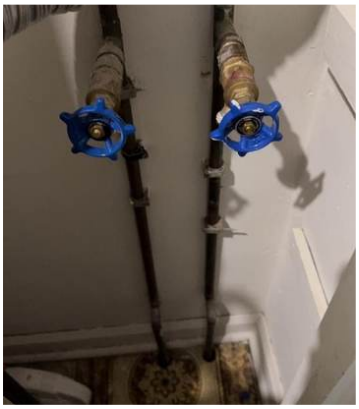
Inspected

DESCRIPTION: Rotary

INFORMATION:

The inspection of laundry water hose bibs focuses on the reliability of the water supply connections and the prevention of moisture damage. We evaluate the valves and handles for ease of operation and check the threaded connections for signs of corrosion, mineral buildup, or active dripping. A key priority is ensuring that the hose bibs are securely mounted and that the associated supply hoses are in good condition—free of cracks, bulges, or brittleness—to minimize the risk of a high-pressure leak or sudden burst within the laundry area.

MEDIA:



12.4 WASHER DRAIN

Inspected

DESCRIPTION: Wall mounted drain

INFORMATION:

The inspection of the laundry washer drain focuses on the system's capacity to safely handle the high-volume discharge of wastewater. We examine the standpipe and p-trap for proper height, secure mounting, and signs of leakage or overflow during a discharge cycle. A key priority is verifying that the drain hose is correctly inserted and secured to prevent accidental displacement, while also checking for any evidence of slow drainage or blockages that could lead to localized flooding or moisture damage in the laundry area.

MEDIA:



See the Plumbing section, Interior Drain, Waste and Vent Systems, for the washing machine drain termination in the crawlspace.

12.5 FLOOR DRAIN/PAN

Not Inspected

DESCRIPTION: Not visible

INFORMATION:

The inspection of the laundry floor drain pan focuses on the home's secondary defense against accidental flooding and moisture damage. We evaluate the physical condition of the pan for cracks, holes, or deterioration that could allow water to bypass the basin. A key priority is verifying that the drain line is correctly plumbed and unobstructed, ensuring that in the event of a washer leak or hose failure, water is effectively channeled to a safe discharge point rather than onto the surrounding flooring or into the subfloor.

13. Crawlspace

The crawlspace inspection consists of a non-invasive, visual evaluation of the foundation walls, floor, and structural framing, as well as any visible plumbing, electrical, and HVAC components located within the space. The primary goal is to identify signs of moisture intrusion, structural movement, or significant deterioration that could compromise the safety and integrity of the home.
This evaluation is limited to visible and accessible areas at the time of inspection. Please note that structural members or foundation surfaces concealed by finished walls, ceilings, insulation, or stored personal items are excluded from this report. While we look for evidence of past or active water penetration, such as staining or efflorescence, this inspection is not a guarantee against future flooding or seepage. Any identified structural cracks or evidence of chronic moisture should be evaluated by a qualified foundation specialist or waterproofing contractor.

13.1 TYPE

Inspected

DESCRIPTION: Unfinished

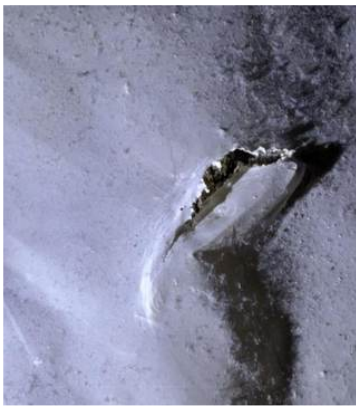
COMMENTS:

Crawlspace Vapor Barrier Deficiencies

The crawlspace has a dirt floor covered with a plastic vapor barrier. The barrier has holes and tears, and some seams are exposed or not properly overlapped and sealed. There is no barrier under the older, apparently abandoned HVAC unit in the crawlspace, leaving soil exposed. Foil material covers the foundation walls from the ground barrier to the floor sheathing, but it is missing in some areas. Exterior foundation vents are visible from outside but are covered by the foil from the inside. These conditions let ground moisture into the crawlspace, which can raise humidity and lead to condensation, microbial growth, and deterioration of wood framing. Have a qualified crawlspace contractor repair the vapor barrier so it fully covers the ground with sealed seams, complete the wall coverage, and evaluate the covered vents and humidity control for the space. The older HVAC unit should be removed so the barrier can be completed.

Requires Attention









Summary

HOME INSPECTION REPORT

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.*

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1. Structure

1.5 JOISTS/TRUSSES

COMMENTS:

Joist Damage and Improper Sistering Below Master Bathroom

Below the master bathroom toilet, the floor joists show signs of active and past water damage. A previous repair sistered the joists with dimensional lumber, but the sistered joists were cut short and do not reach the beam. To carry load properly, a sistered joist should run continuously to the beam and bear on it like the original joist. Have a qualified contractor, or a structural engineer if needed, evaluate the damaged joists and correct the sistering. See the Plumbing section, Interior Drain, Waste and Vent Systems, for the related toilet leak and suspected microbial growth.

Requires Attention

Location - Crawlspace

1.7 SUBFLOOR

COMMENTS:

Subfloor Water Damage Below Master Bathroom

The subfloor below the master bathroom toilet shows signs of active and past water damage from a leaking toilet. Have a qualified contractor evaluate and repair the damaged subfloor after the leak is corrected. See the Plumbing section, Interior Drain, Waste and Vent Systems, for details.

Requires Attention

Location - Crawlspace

2. Roof

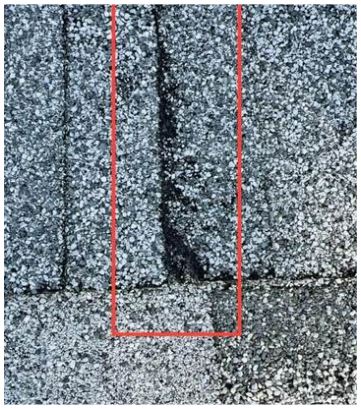
2.1 TYPE

COMMENTS:

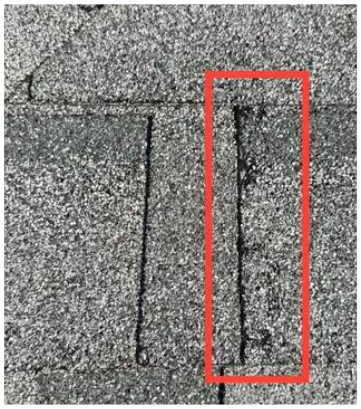
Roof Covering: Main House and Detached Garage

The roof coverings on the main house and the detached garage are asphalt shingles showing wear. Several areas of granule loss were observed, with exposed asphalt mat in places. Damaged shingles were noted, including cracked and split shingles and a torn or lifted shingle edge. Several hip/ridge cap fasteners were exposed and covered with roofing sealant, which needs periodic maintenance to stay watertight. Granule buildup was observed in the gutters, which indicates ongoing granule loss and shingle aging.
At the plumbing vent penetration, the sealant around the rubber boot is cracked and deteriorated. This is a common source of roof leaks.
Gutters: Most gutter corners have heavy layers of sealant applied, which suggests past or ongoing leaks at these joints. The corners were dry at the time of inspection. Monitor the gutter corners during and after rain, and repair or reseal any that leak so water doesn't get onto the fascia, siding, or foundation.
The chimney is enclosed in a chase clad with metal panels finished to look like brick, topped with a stainless steel chase cover/rain cap. Because the cladding conceals the structure, the inspector could not determine whether the chimney underneath is masonry, a wood-framed chase, or a metal flue pipe. The interior of the chase and the flue were not visible and were not evaluated.
Have a licensed roofing contractor evaluate the roof coverings on both the house and garage. They should repair or replace damaged shingles, reseal or replace the plumbing vent boot, and seal exposed fasteners as needed. They should also advise on the remaining service life of the roof, since the granule loss suggests it may be nearing the end of its service life. For the chimney, have a CSIA-certified chimney professional do a Level 2 chimney inspection to determine its construction, flue type, and condition before use.

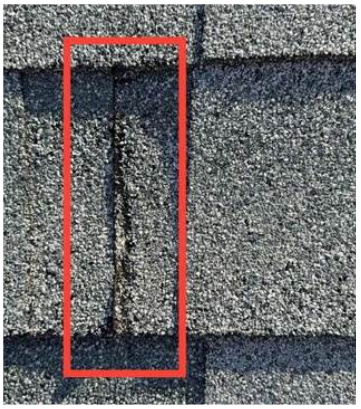
Requires Attention



Damaged shingle



Granule loss



Damaged shingle



Granule loss



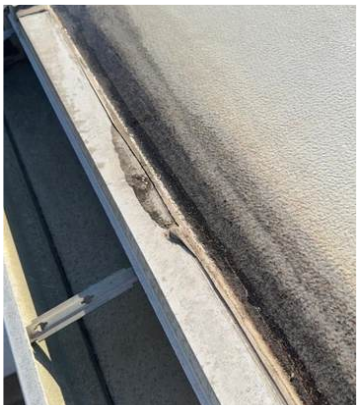
Bottom edge of shingles have granule loss and exposed asphalt



Granule loss



Face nailed ridge cap - monitor for leaks



Metal roof standing water



Garage



Garage - exposed Fiberglass



House - granule debris in gutter



Cracked sealant around boot



Garage - granule debris in gutter



Gutter - sealant applied at joint

4. Grounds

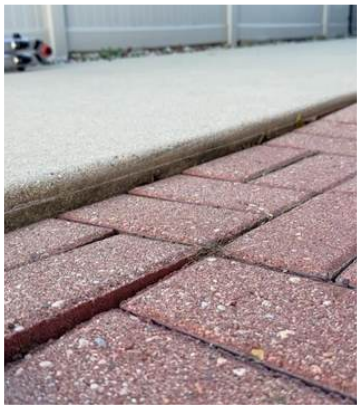
4.2 WALKS

COMMENTS:

Settled Pavers

The pavers along the side of the house where they meet the driveway have settled, creating an uneven surface and a trip hazard. Have the pavers lifted, the base re-leveled, and the pavers reset so the walking surface is even.

Safety

6. Interior

6.3 INTERIOR WINDOWS

COMMENTS:

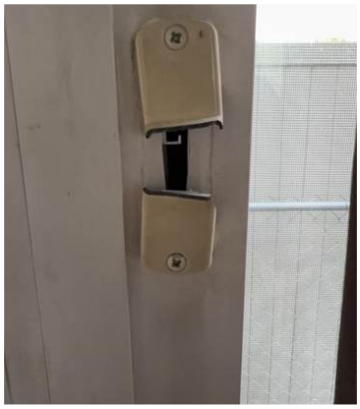
Window Hardware and Screen

The kitchen screen is binding in its track and will not slide. In the sunroom, one window has a broken or missing handle. The handle on another window is broken, and that window is stuck in the locked position and cannot be opened. Other windows in the sunroom were operable. Have a qualified window technician or handyman repair the screen and repair or replace the damaged hardware so all windows operate as intended.

Requires Attention

Location - Kitchen, sunroom


Kitchen window screen


Sunroom window


Sunroom window

8. Heating/Cooling

8.2 HEATING SYSTEM

COMMENTS:

Furnace Installation, Access, and Water Below Unit

The furnace is installed in a downflow configuration, with the ductwork running through the crawlspace. The unit sits close to the water heater, which will make it difficult for a technician to access for service. The front cover was removed and the cabinet was clean, and the unit appeared to be newer. Because of its position, the data label could not be viewed, so the age, model, and specifications could not be confirmed.
The filter slides out horizontally, but the space is too narrow to remove it. The filter hits the opposite wall and has to be bent to get it in and out. A bent filter may not seal properly, which lets unfiltered air and dust bypass it and reach the system.
In the crawlspace, water was ponding on the vapor barrier below the supply plenum where the ductwork enters. This may come from condensate at the air conditioning coil or the furnace, or from condensation on the ductwork.
Have a licensed HVAC contractor service the system, confirm the furnace is rated for this installation position, find the source of the water below the plenum and correct it, and modify the filter location or access so the filter can be replaced without bending it. Improving service access to the unit should also be addressed.

Requires Attention



Water below plenum

9. Plumbing

9.3 WATER LINES

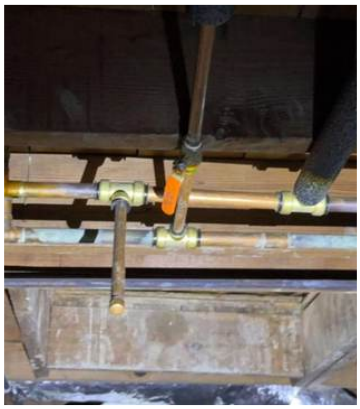
COMMENTS:

Mixed Water Supply Piping

The water supply lines in the crawlspace are a mix of copper and galvanized steel. Corrosion was observed at a galvanized pipe fitting where it connects to what appears to be a copper line. The connecting pipe is covered by insulation, so its material could not be confirmed. Where copper and galvanized pipe connect directly without a dielectric union, galvanic corrosion can develop and lead to leaks. Galvanized piping also corrodes from the inside as it ages, which can reduce water pressure and flow. Some of the water lines are insulated, but about 20% are not, and uninsulated pipes in the crawlspace can freeze in cold weather. Have a licensed plumber repair the corroded connection, install dielectric unions where copper and galvanized pipe meet, and insulate the exposed water lines. Consider replacing the remaining galvanized piping with copper.

Requires Attention

Location - Crawlspace

9.4 INTERIOR PLUMBING FIXTURES

COMMENTS:

Reversed Hot and Cold

The hot and cold water supplies at the kitchen sink are reversed. Standard practice is hot on the left and cold on the right. Reversed supplies can lead to accidental scalding, especially for children or guests who expect hot water on the left. Have a licensed plumber correct the supply connections.

Requires Attention

Location - Kitchen



9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

COMMENTS:

Missing High Loop

The dishwasher drain line does not have a high loop. Without a high loop or an air gap, waste-water from the sink drain or disposal can flow back into the dishwasher. Have the drain line secured in a high loop to the underside of the countertop, or install an air gap.

Requires Attention



Improper Drain Connections

The washing machine drain line and the air conditioning condensate line both terminate by being inserted into a larger drain pipe in the crawlspace, with the opening packed with what appears to be oakum. This is not an approved connection. It does not seal, which can let sewer gases into the crawlspace and allow water to leak or overflow at the opening. The washing machine drain should discharge into a properly trapped and vented standpipe. The condensate line should discharge through an approved indirect connection with an air gap. Have a licensed plumber correct both connections.

Requires Attention

Location - Crawlspace



Toilet Leak, Floor Framing Damage, and Suspected Microbial Growth

The master bathroom toilet leaks when flushed. From the crawlspace, an active leak was observed below the toilet during flushing. The subfloor and floor joists below the toilet show signs of both active and past water damage, and suspected microbial growth was observed on the wood framing and subfloor in this area.
A previous repair was made to the floor joists by sistering them with dimensional lumber. The sistered joists were cut short and do not reach the beam. For a sistered joist to carry load properly, it should run continuously to the beam and bear on it like the original joist.
Have a licensed plumber repair the toilet leak and the drain connection below it. Have a qualified contractor, or a structural engineer if needed, evaluate the damaged subfloor and joists, and correct the sistered joists so they bear on the beam. Have a qualified mold remediation professional evaluate and remediate the affected materials. Sampling can be performed to confirm the presence and type of microbial growth.

Requires Attention

Location - Crawlspace








Moisture stains on ground barrier from leaking master bedroom

10. Electrical

10.2 MAIN PANEL

COMMENTS:

Main Panel Deficiencies

The circuit directory at the main electrical panel is incomplete and not properly labeled. A 20-amp breaker is connected to 14-gauge wire, which is rated for a maximum of 15 amps. A 20-amp circuit requires 12-gauge wire, and as installed the wire can overheat before the breaker trips, which is a fire hazard. That 20-amp breaker is also a Square D breaker installed in a Cutler-Hammer panel. Breakers should be the type listed for the panel, because a breaker that isn't listed may not make a secure connection to the bus bar. In addition, the air conditioning condenser's nameplate lists a maximum overcurrent protection of 25 amps, but it is protected by a 30-amp breaker. Have a licensed electrician replace the incompatible breaker with one listed for the panel and sized for the wire, correct the air conditioning breaker size, and label all circuits accurately.

Safety





10.3 SUB PANEL

COMMENTS:

Abandoned Subpanel with Exposed Wiring

The subpanel is a Gould I-T-E Pushmatic load center. No breakers are installed, and the circuits are not labeled. The breaker opening in the dead front cover is open, so the wiring inside, including spliced conductors with wire nuts, is exposed and can be touched when the door is opened. The panel appears to be abandoned or used as a junction box. It could not be determined whether these wires are energized. Exposed wiring is a shock hazard. Have a licensed electrician determine whether the wiring is energized, properly terminate or remove any abandoned conductors, and either remove the panel or close it with an approved cover.

Safety



10.4 BRANCH CIRCUITS

COMMENTS:

Disconnect Box in Sunroom

An additional disconnect box, similar to those used for air conditioning equipment, is installed on the interior wall of the sunroom. Its purpose could not be determined. The main panel has a breaker labeled “Patio A/C,” so this disconnect may serve air conditioning equipment for the sunroom. Have a licensed electrician determine whether the disconnect is still in use and what it serves. If it is no longer needed, have it removed and the wiring properly terminated. If it is required at this location, install a lock on the cover to keep children from accessing it.

Requires Attention

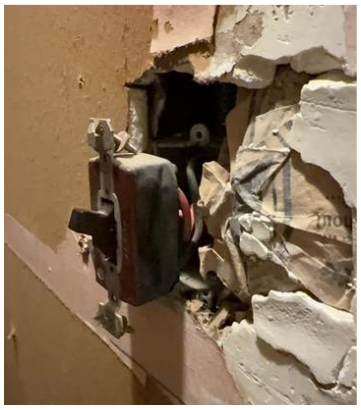
Location - Sunroom



Loose Switch, No Cover Plate

A switch in the utility room is not secured to its electrical box and has no cover plate, and the surrounding wall is damaged and open. The switch may be abandoned, but it could not be determined whether it is energized. Exposed terminals and wiring are a shock hazard. Have a licensed electrician determine whether the switch is in use, then either secure it in the box with a cover plate or remove it and properly terminate the wiring in a covered junction box.

Safety

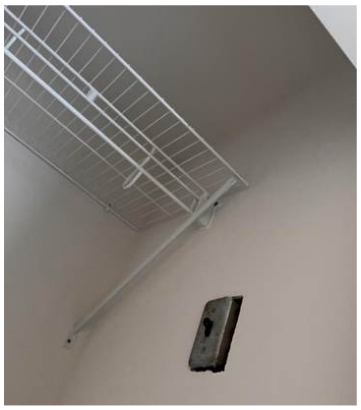


Inoperable Closet Lights

The light fixtures in both sunroom closets did not operate when tested. This may be due to burned-out bulbs, a faulty switch, or a wiring problem. Try replacing the bulbs first. If the lights still don't work, have a licensed electrician evaluate and repair them.

Requires Attention

Location - Sunroom closets





Receptacle Wiring Defects

Two receptacles in the master bedroom have wiring defects. One has reversed polarity, with the hot and neutral wires connected to the wrong terminals. This can leave parts of plugged-in devices, such as lamp sockets and appliance housings, energized even when they're switched off. The other receptacle tested as an open ground, meaning the ground connection is missing or not working, so there's no protection against shock if a plugged-in appliance develops a fault. Have a licensed electrician correct the wiring at both receptacles.

Safety

Location - Master bedroom



Hot/neutral reversed



Open ground

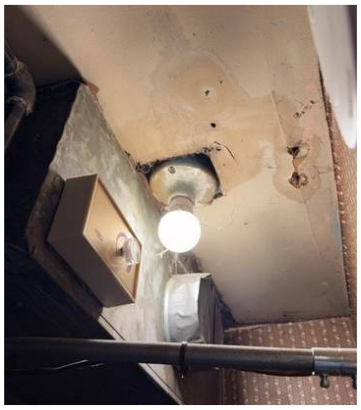
Missing Light Fixture Covers

The light fixtures in the utility room and the second bedroom closet have no covers or globes, leaving the bulbs exposed. Exposed bulbs can break, and in a closet a hot bulb can ignite stored clothing or other items that touch it. Install covers or globes on these fixtures, or replace them with enclosed fixtures. In the closet, use an enclosed LED fixture.

Requires Attention



2nd bedroom



Utility closet

Open Knockout

The electrical box for the furnace service disconnect switch has an open knockout. Open knock-outs can expose wiring to contact and let debris or pests get into the box. Install a knockout seal (filler plug) to close the opening.

Requires Attention

Location - utility closet



10.5 GFCI/AFCI

COMMENTS:

GFCI Protection Deficiencies

The GFCI receptacle in the kitchen did not trip when tested with a GFCI tester or with its own test button, so it is not providing shock protection. GFCI protection was also not present at the receptacles in the master bathroom, the laundry room, the garage, and the exterior receptacle on the fascia. GFCI devices cut power when they detect a ground fault and are now required in these wet and damp locations to protect against electric shock. Homes built before these requirements may not have them, but upgrading is recommended for safety. Have a licensed electrician replace the faulty kitchen GFCI and install GFCI protection at the listed locations.

Safety





Kitchen



Laundry room



Master bathroom



Garage

13. Crawlspace

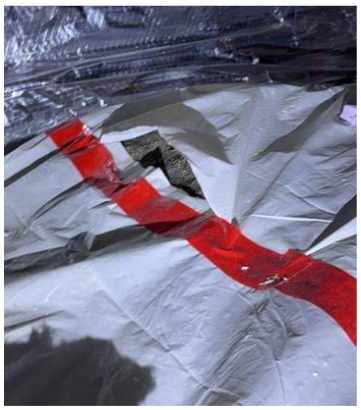
13.1 TYPE

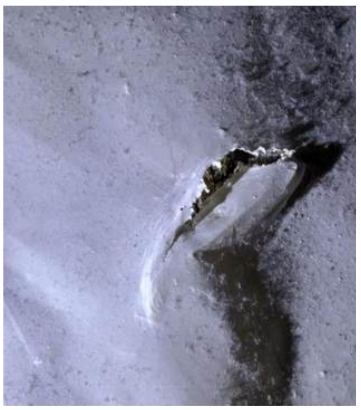
COMMENTS:

Crawlspace Vapor Barrier Deficiencies

The crawlspace has a dirt floor covered with a plastic vapor barrier. The barrier has holes and tears, and some seams are exposed or not properly overlapped and sealed. There is no barrier under the older, apparently abandoned HVAC unit in the crawlspace, leaving soil exposed. Foil material covers the foundation walls from the ground barrier to the floor sheathing, but it is missing in some areas. Exterior foundation vents are visible from outside but are covered by the foil from the inside. These conditions let ground moisture into the crawlspace, which can raise humidity and lead to condensation, microbial growth, and deterioration of wood framing. Have a qualified crawlspace contractor repair the vapor barrier so it fully covers the ground with sealed seams, complete the wall coverage, and evaluate the covered vents and humidity control for the space. The older HVAC unit should be removed so the barrier can be completed.

Requires Attention










TRAMEX CALIBRATION CERTIFICATE

MOISTURE ENCOUNTER

Serial Number ME5 260328421

Non-destructive impedance type moisture meter with analogue display.
Manufactured By: Tramex Ltd., Unit F, Glencormack Business Park, Kilmacanogue, County Wicklow, Ireland.

Methodology Traceability

Moisture content measurement of wood is determined in accordance with International standards ASTM D4442 & BS 373. Moisture content has been determined through testing using oven drying method. Calibration values are compared with reference resistances traceable to ASTM D4444.

Test Procedure:

Meter calibration is carried out as per Tramex CM-03-ME5 procedure. The equipment used at calibration is checked using NIST traceable equipment, which is calibrated externally by an ISO17025 certified lab as set out in a controlled equipment register log.

Calibration Results

METER SETTING	APPLIED VALUE	UUT	MEASUREMENT UNCERTAINTIES	PASS
1.	9.0%	9.0%	±1%	✓
1.	19.0%	19.0%	±1%	✓
3.	22.0%	22.0%	±1%	✓
4.	9.0%	9.0%	±1%	✓
5.	13.0%	13.0%	±1%	✓

ENVIRONMENTAL CALIBRATION CONDITIONS
Temperature: 22°C ±5°C (71.6°F ±9°F) **Relative Humidity:** 50% ±10%

Tramex Ltd, certifies that this meter is within calibration specifications set out above.

Signed Dylan Rynhart

Date 27/03/26

QAS INTERNATIONAL ISO 9001:2015 REGISTERED COMPANY

www.tramexmeters.com

Validation: FORBAIRT, Forest Products Ireland Report No : 053615
Calibration of Moisture Meter File No : R.6/00498G

CAL-ME5-W-1023

Attentive
HOME INSPECTION LLC
INTERNACHI® CERTIFIED

Life Expectancy Chart

Home systems, materials, appliances, and components

A practical reference for homeowners, buyers, and real estate professionals

https://www.ahinspection.com/ | 773-368-7835

About This Chart

This guide summarizes predicted life expectancies for many common residential appliances, products, materials, systems, and components. These numbers are general guidelines based on normal use, regular recommended maintenance, and typical wear and tear. They are not guarantees or warranties.

Life expectancy varies with usage, weather, installation, maintenance, quality of materials, and local conditions. Components exposed to extreme weather, neglect, over-use, abuse, or improper installation can have shorter service lives.

For professional inspection services in the Chicagoland area, visit https://www.ahinspection.com/.

Adhesives, Caulk & Paint

Component / System	Life Expectancy in Years
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

Appliances

Component / System	Life Expectancy in Years
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12

Component / System	Life Expectancy in Years
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Appliance life expectancy depends to a great extent on the use it receives. Consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Cabinetry & Storage

Component / System	Life Expectancy in Years
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the great room.

Ceilings & Walls

Component / System	Life Expectancy in Years
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Walls and ceilings last the full lifespan of the home.

Countertops

Component / System	Life Expectancy in Years
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

Natural stone countertops are becoming more popular and can be expected to last a lifetime. Cultured marble countertops have a shorter life expectancy.

Decks

Component / System	Life Expectancy in Years
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas to relatively consistent, dry weather in others. See the fasteners and steel section for fasteners.

Doors

Component / System	Life Expectancy in Years
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior)	20 (for roller wheel/track repair/replacement)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

Electrical

Component / System	Life Expectancy in Years
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls may need to be replaced after 10 years. Faulty, damaged or overloaded electrical circuits or equipment are a leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

Engineered Lumber

Component / System	Life Expectancy in Years
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

Fasteners, Connectors & Steel

Component / System	Life Expectancy in Years
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Fastener manufacturers do not give lifespans for their products because they vary based on where the fasteners are installed, the materials in which they are installed, and local climate and environment. Inspectors can use the guidelines below to make educated judgments about the materials they inspect.

Flooring

Component / System	Life Expectancy in Years
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

Foundations

Component / System	Life Expectancy in Years
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
Permanent Wood Foundation (PWF; treated)	75
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

Framing

Component / System	Life Expectancy in Years
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels can last a lifetime.

Home Technology

Component / System	Life Expectancy in Years
Built-In Audio	20
Carbon Monoxide Detectors*	5
Doorbells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology. *Batteries should be changed at least annually.

Garages

Component / System	Life Expectancy in Years
Garage Doors	20 to 25
Garage Door Openers	10 to 15

The quality and frequency of use will affect the longevity of garage doors and openers.

HVAC

Component / System	Life Expectancy in Years
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15

Component / System	Life Expectancy in Years
Thermostats	35
Ventilator	7

Thermostats may last 35 years, but they are usually replaced before they fail due to technological improvements.

Insulation & Infiltration Barriers

Component / System	Life Expectancy in Years
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rockwool	100+
Wrap Tape	80+

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime, whether installed as loose-fill, housewrap or batts/rolls.

Masonry & Concrete

Component / System	Life Expectancy in Years
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of the home.

Molding, Millwork & Trim

Component / System	Life Expectancy in Years
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

Panels

Component / System	Life Expectancy in Years
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The lifetime of any wood product depends heavily on moisture intrusion.

Plumbing, Fixtures & Faucets

Component / System	Life Expectancy in Years
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30

Component / System	Life Expectancy in Years
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Water Softener	20
Well Pump	15
Whirlpool Tub	20 to 50

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Some finishes may require special maintenance with approved cleaning agents per manufacturers in order to last their expected service lives.

Radon Systems

Component / System	Life Expectancy in Years
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

Radon systems have but one moving part: the radon fan.

Roofing

Component / System	Life Expectancy in Years
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in severe weather areas may experience shorter-than-normal lifespans or isolated damage that requires repair to ensure the service life of surrounding roofing materials.

Sidings, Flashings & Accessories

Component / System	Life Expectancy in Years
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Aluminum Siding	25 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20

Component / System	Life Expectancy in Years
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Gutters and Downspouts	25+
Vinyl Siding	60
Wood/Exterior Shutters	20

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants and regular maintenance. While well-maintained and undamaged flashing can last a long time, their connections tend to fail, so seasonal inspection and maintenance are strongly recommended.

Site & Landscaping

Component / System	Life Expectancy in Years
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Site and landscaping elements have life expectancies that vary dramatically.

Swimming Pools

Component / System	Life Expectancy in Years
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35

Component / System	Life Expectancy in Years
Pool Water Heater	8
Vinyl Liner	10
Waterline Tile	15+

Swimming pools are composed of many systems and components, all with varying life expectancies.

Windows

Component / System	Life Expectancy in Years
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Vinyl/Fiberglass Windows	20 to 40
Window Glazing	10+
Wood	30+

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

Important Note

Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

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Negotiating After the Home Inspection

A Homebuyer Guide from Attentive Home Inspection | By Billy Cales | Published May 10

Buying a home is one of the biggest investments most people will ever make. After the home inspection is completed, buyers often wonder what issues should be negotiated and which concerns are considered normal homeownership responsibilities.

At Attentive Home Inspection, our goal is to provide buyers with honest, easy-to-understand information so they can move forward confidently.

What Is a Home Inspection?

A home inspection is a visual, non-invasive evaluation of a home's major systems and components. The inspection provides buyers with valuable information about the condition of the property at the time of the inspection.

A professional home inspection helps buyers:

- Understand the condition of the home
- Identify safety concerns
- Learn about major repair items
- Prepare for future maintenance
- Make informed purchasing decisions

A home inspection is not a guarantee or warranty. Even newer homes can have defects, and every home requires maintenance over time.

Your Three Options After the Inspection

After receiving the inspection report, buyers typically have three options:

1. Proceed With the Purchase As-Is

No home is perfect. Many buyers choose to accept the property in its current condition and move forward with the purchase.

2. Cancel the Purchase Agreement

If the inspection reveals major issues that the buyer is not comfortable addressing, they may choose to walk away from the deal.

3. Negotiate Repairs or Credits

This is the most common outcome. Buyers may request repairs, seller credits, or price adjustments based on significant findings in the inspection report.

Items Usually Not Worth Negotiating

Many inspection findings are considered routine homeowner maintenance items and are usually not major negotiation points.

Examples include:

- Dirty HVAC filters
- Missing caulk
- Minor cosmetic defects
- Worn paint
- Small drywall imperfections
- Loose outlet covers
- Damaged window screens
- Minor maintenance items

Homes naturally age over time, and buyers should expect some maintenance responsibilities when purchasing a property.

Items Often Worth Negotiating

Some defects are more significant because they involve safety concerns, expensive repairs, or hidden defects.

Common negotiation items include:

Roofing Problems

- Roof leaks
- Missing or damaged shingles
- Improper roof installation
- Roofs near the end of service life

Electrical Concerns

- Unsafe wiring
- Overloaded electrical panels
- Open electrical splices
- Aluminum wiring concerns
- Exposed wiring hazards

Plumbing Issues

- Active plumbing leaks
- Sewer line concerns
- Galvanized piping
- Low water pressure problems

Structural Concerns

- Foundation movement
- Structural damage

- Water intrusion
- Unsafe decks or stairways

HVAC Problems

- Unsafe furnaces
- Cracked heat exchangers
- Non-functional heating or cooling systems
- Venting problems

An unsafe furnace or a suspected cracked heat exchanger is a significant safety concern, not routine maintenance. These conditions can involve fire hazards or possible carbon monoxide exposure. Buyers should seek prompt evaluation by a qualified HVAC professional and consider requesting appropriate repairs or replacement before closing.

Billy's Advice for Buyers

The most successful negotiations focus on:

- Safety concerns
- Major defects
- Expensive hidden repairs
- Structural problems
- Water intrusion

Try not to focus on cosmetic imperfections or small maintenance items. The goal is not to “win” every repair request. The goal is to make a smart and informed investment decision.

Remember: no house is perfect.

Prepare Before Negotiating

One of the best ways to prepare for negotiations is to organize inspection findings into three categories:

Deal Killers

Issues serious enough that you would walk away from the purchase if not addressed.

I Can Handle It

Minor maintenance items or affordable repairs you are comfortable taking care of yourself.

Important Concerns

Items you would like to negotiate, but that would not necessarily stop you from buying the home.

This approach helps buyers stay organized and negotiate more effectively.

Final Thoughts

A home inspection is designed to give buyers clarity and confidence. Every home will have defects or maintenance needs, but understanding which issues are significant can help buyers make smart decisions.

At Attentive Home Inspection, we are committed to providing thorough, honest, and professional inspections throughout Illinois.

If you have questions about your inspection report or the home buying process, we are always happy to help.

Contact Attentive Home Inspection

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