



NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service





INSPECTION REPORT

1234 Sample report lane
Chicago IL 60004

INSPECTED BY

Joe Beaton
Joseph Beaton DBA
National Property
Inspections
450012558

INSPECTION DATE

 4/22/2021
 09:00 AM

SUMMARY



NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service

Joseph Beaton DBA National Property Inspections

1611 W Hawkes St

Arlington Heights

IL, 60004

847-749-3188

joe.beaton@npiinspect.com

Independently owned and operated franchise

Customer

Jane and John Doe

Address

1234 Sample report lane

Chicago IL 60004

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. EXTERIOR

Summary

2.1. DOORS (EXTERIOR)

 REPAIR OR REPLACE

(1) Front door has rust indicating unit has reached its typical life expectancy. Budget to replace. This is a condominium property. Ensure you read your HOA disclosure to understand who's responsible for replacing.

(2) Balcony doors and trim are aged and deteriorating. Based on their physical condition it is recommended for replacement. Consult licensed contractors to correct as required. Consult HOA documentation on who's responsible to replace.

2.3. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

REPAIR OR REPLACE

Painting needs identified. No current rot of the structure. Consult licensed painting contractor to correct to avoid future rot.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Beaton

GENERAL INFO

Property Address 1234 Sample report lane Chicago IL 60004	Date of Inspection 4/22/2021	Report ID 20210421-1234-Sample-report-lane
Customer(s) Jane and John Doe	Time of Inspection 09:00 AM	Real Estate Agent

INSPECTION DETAILS

In Attendance: Customer and their agent	Type of building: Condominium	Approximate age of building: Over 25 Years
Temperature: Below 60 (F) = 15.5 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No		

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

🏠 2. EXTERIOR

☰ DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

✂ STYLES & MATERIALS: EXTERIOR

Siding Material:

Brick veneer
Metal

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Balcony

Driveway:

Asphalt

👁 ITEMS: EXTERIOR

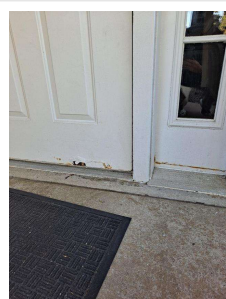
2.0 WALL CLADDING FLASHING AND TRIM

☑ INSPECTED

2.1 DOORS (EXTERIOR)

📄 REPAIR OR REPLACE

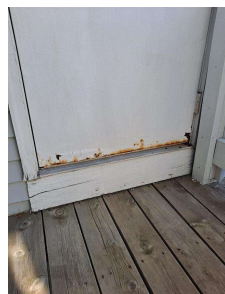
(1) Front door has rust indicating unit has reached its typical life expectancy. Budget to replace. This is a condominium property. Ensure you read your HOA disclosure to understand who's responsible for replacing.



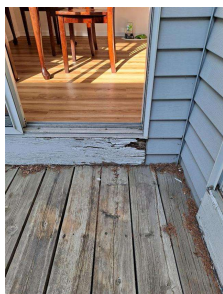
2.1 Item 1 (Picture)

Metal doors are rusted and need replacement

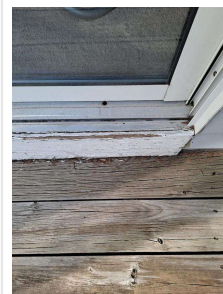
(2) Balcony doors and trim are aged and deteriorating. Based on their physical condition it is recommended for replacement. Consult licensed contractors to correct as required. Consult HOA documentation on who's responsible to replace.



2.1 Item 2 (Picture)
Replace deteriorating door and trim



2.1 Item 3 (Picture)
Replace rot



2.1 Item 4 (Picture)
Replace rot

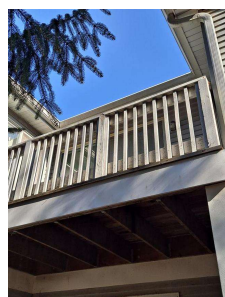
2.2 WINDOWS

INSPECTED

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

REPAIR OR REPLACE

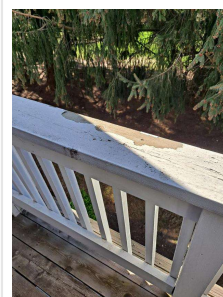
Painting needs identified. No current rot of the structure. Consult licensed painting contractor to correct to avoid future rot.



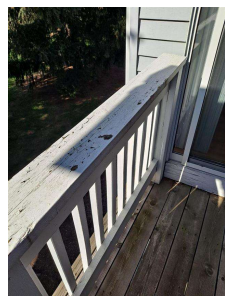
2.3 Item 1 (Picture)
Structure was adequate



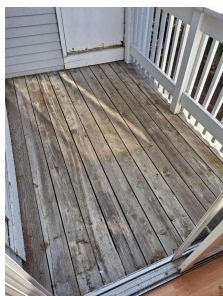
2.3 Item 2 (Picture)
Proper lag bolts and joist hangers



2.3 Item 3 (Picture)
Painting needs



2.3 Item 4 (Picture)
Painting needs



2.3 Item 5 (Picture)
Decking was operable

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

2.5 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

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

🏠 4. HEATING / CENTRAL AIR CONDITIONING

☰ DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

✂ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:

Furnace

Extra Info : 75K BTU unit, mid grade type

Energy Source:

Gas

Number of Heat Systems

(excluding wood):

One

Heat System Brand:

RHEEM

Distribution:

Sheet metal

Flex duct

Filter Type:

Disposable

Past its life cycle

Cooling Equipment Type:

Air conditioner unit

Extra Info : 2 1/2 tonnage

Cooling Equipment Energy

Source:

Electricity

Number of AC Only Units:

One

Central Air Brand:

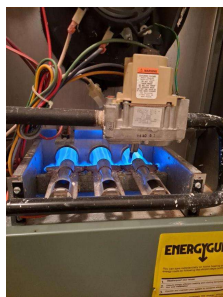
RHEEM

🔍 ITEMS: HEATING / CENTRAL AIR CONDITIONING

4.0 HEATING EQUIPMENT

☑ INSPECTED

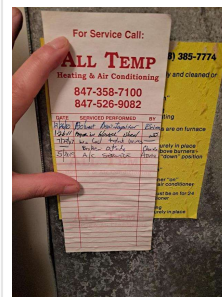
Unit was in operational condition upon inspection. Last service records were in 2019 and unit is original to the home. It would be recommended for professional service. Consult licensed hvac technician.



4.0 Item 1 (Picture)
Burners show typical deterioration from age



4.0 Item 2 (Picture)
Data plate



4.0 Item 3 (Picture)
Service records



4.0 Item 4 (Picture)
Infrared picture of burners

4.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

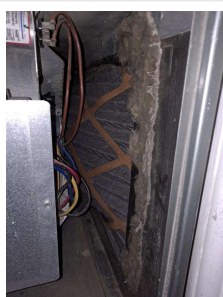
4.2 AUTOMATIC SAFETY CONTROLS

☑ INSPECTED

4.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

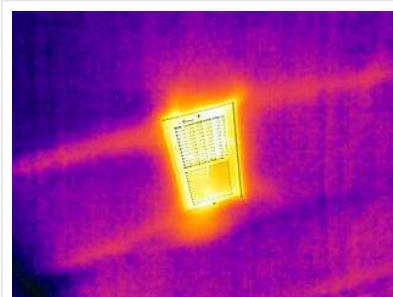
Filter requires replacement and blower is dirty with debris. Have furnace maintenance by a licensed hvac technician to improve performance and remaining service life.



4.3 Item 1 (Picture)
Dirty filter



4.3 Item 2 (Picture)
Dirty blower



4.3 Item 3 (Picture)
Infrared of heating system

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

4.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

☑ INSPECTED

4.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

☑ NOT PRESENT

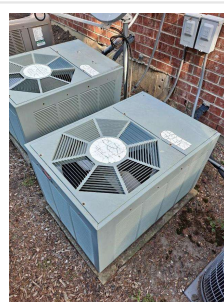
4.7 GAS/LP FIRELOGS AND FIREPLACES

☑ NOT PRESENT

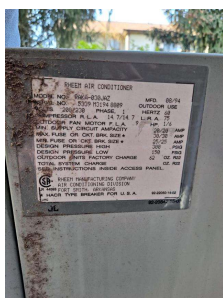
4.8 COOLING AND AIR HANDLER EQUIPMENT

☑ INSPECTED

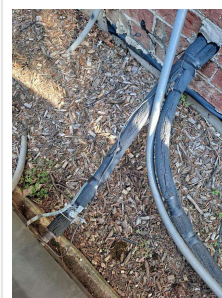
AC unit was visibly inspected but not tested today because of the cold weather (under 65 degrees). Unit is aged and original to the home (1996 manufacturer date). Cold line insulation is damaged and required replacement. The units are too close per manufacturer standards. Recommended 3 feet between units. Consult licensed HVAC tech to correct to improve functionality and performance of units.



4.8 Item 1 (Picture)
Original unit (aged)



4.8 Item 2 (Picture)
Data plate



4.8 Item 3 (Picture)
Replace damage insulation

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.