



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home



Monday, November 14, 2022

Inspector

Eddie Restani

312-771-1293

450.012272 Expires: 11/30/2024

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

ROOFING

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: Undetermined Year(s)

Design Life: 20 Year(s)

☒ Ladder at Eaves

☒ Visual From Ground

☒ Walked On

☒ Asphalt / Composition

Comments:

There were no active leaks noted on day of inspection. Recommend monitoring for future deterioration and repair/replace as required.

Leaks not always detectable.



Roofing:



Roofing:



Roofing:



Roofing:

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

CHIMNEY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Brick / Masonry

☒ General Deterioration

Comments:

Chimney(s) appeared in good condition with rain cap(s) present.

Flue not inspected. Annual cleaning is recommended.



Chimney:

GARAGE/CARPORT

☒ Recommend Repairs

☒ 1 Car

☒ Attached

☒ Cracked

☒ General Deterioration

☒ Obscured / Limited View

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LADDER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Pull down ladder doesn't reach floor.

Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home



Garage/Carport: caulk/seal



Garage/Carport: caulk/seal



Garage/Carport:



Garage/Carport:

LAUNDRY FACILITIES

☒ Recommend Repairs

Location: Lower Level

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WASHER/DRYER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

Comments:

Washer/dryer unplugged.

Laundry tub doesn't drain properly, when filling one side, the other side fills up and vice-versa.

Outlet(s) in laundry area not GFCI (Ground Fault Circuit Interrupter) protected for safe use.

Recommend further evaluation/repair by qualified contractor(s).



Laundry Facilities:



Laundry Facilities:



Laundry Facilities: filling writher side fills other side

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

HEATING

- ☒ Monitor Condition
- ☒ Recommend Repairs

Brand: Heil Age: 21 Year(s) Design Life: 15-20 Year(s) SerialNo: I970229627

☒ Gas ☒ Beyond Design Life ☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OPEN PUNCH OUTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Rated marginal due to age. Unit functional at time of inspection. Unit appears to be 21YO.

Open punch outs noted.

Recommend further evaluation/repair by qualified contractor(s).

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating:



Heating:

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

KITCHEN/BREAKFAST

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

No anti-tip device present. An anti-tip device is installed on the floor or wall and locks down one of the stove legs, to prevent the stove from tipping over while pushing down on open oven door.

Faucet hot/cold reversed.

Water leaks.

Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home



Kitchen/Breakfast:



Kitchen/Breakfast:



Kitchen/Breakfast: drips



Kitchen/Breakfast:



Kitchen/Breakfast: h/c rev



Kitchen/Breakfast: lower level

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

STAIRS / RAILINGS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Missing Hand Rail

☒ Tripping Hazard

Comments:

Current standards require handrails to terminate into the wall to prevent chance of tripping.

Handrails are required for stairs that have over 3 risers.

Light inoperative.

Recommend further evaluation/repair by qualified contractor(s).



Stairs / Railings:



Stairs / Railings:



Stairs / Railings:

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

Summary

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

1 GARAGE/CARPORT

Ladder

REPAIR/REPLACE

Pull down ladder doesn't reach floor.

Recommend further evaluation/repair by qualified contractor(s).



GARAGE/CARPORT:

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

2 LAUNDRY FACILITIES

Laundry Tub

REPAIR/REPLACE

GFCI

REPAIR/REPLACE

Washer/Dryer

REPAIR/REPLACE

Washer/dryer unplugged.

Laundry tub doesn't drain properly, when filling one side, the other side fills up and vice-versa.

Outlet(s) in laundry area not GFCI (Ground Fault Circuit Interrupter) protected for safe use.

Recommend further evaluation/repair by qualified contractor(s).



LAUNDRY FACILITIES:



LAUNDRY FACILITIES:



LAUNDRY FACILITIES: filling writher side fills other side

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

3 HEATING

Operation

MARGINAL

Open Punch Outs

REPAIR/REPLACE

Rated marginal due to age. Unit functional at time of inspection. Unit appears to be 21YO.

Open punch outs noted.

Recommend further evaluation/repair by qualified contractor(s).



HEATING:

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

4 KITCHEN/BREAKFAST

Sink/Faucet

MARGINAL

Stove Anti-Tip Bracket

REPAIR/REPLACE

Refrigerator

MARGINAL

No anti-tip device present. An anti-tip device is installed on the floor or wall and locks down one of the stove legs, to prevent the stove from tipping over while pushing down on open oven door.

Faucet hot/cold reversed.

Water leaks.

Recommend further evaluation/repair by qualified contractor(s).



KITCHEN/BREAKFAST:



KITCHEN/BREAKFAST: drips



KITCHEN/BREAKFAST: h/c rev



KITCHEN/BREAKFAST: lower level

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Sample: 3/2 Home

5 STAIRS / RAILINGS

REPAIR/REPLACE

Current standards require handrails to terminate into the wall to prevent chance of tripping.

Handrails are required for stairs that have over 3 risers.

Light inoperative.

Recommend further evaluation/repair by qualified contractor(s).



STAIRS / RAILINGS:



STAIRS / RAILINGS:



STAIRS / RAILINGS:

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

RR (REPAIR/REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
450.012272 Expires: 11/30/2024