

SLS Home Inspections

Property Inspection Report



, Bourbonnais, IL 60914
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 5/7/2025 Time: 4:00 PM
Age of Home: 1979 Size: 2292

Inspector: Luke Anglea
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Dear Client,

Thank you for choosing SLS Home Inspections (SLSHI) to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. It is important that you understand that all comments of conditions, observations and recommendations are our opinion and are based on our interpretation of the various industry standards and practices. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property, or any representation as to whether you should buy the house or not.

SLSHI performs all inspections following the standards of practice of INTERNACHI, (International Association of Certified Home Inspectors). We inspect the Readily accessible, Visually observable, Installed systems and components of a home, except as noted in the limitations of inspection sections of the report.

Beware that others may disagree or have a different perspective than ours. Not all tradesmen agree on defects, installation methods or other concerns. Unexpected repairs should still be anticipated and an inspection report is not designed to predict when things will break down or cause problems. This report is effectively a snapshot in time of the house, recording the conditions on a given date and time. This report reflects our opinion, which is what you are paying us for. Please understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection cannot address those possibilities. Throughout the report, all comments and notes are to be considered starting with the phrase "in our opinion."

Any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified, licensed professional in their respective field.

Again, thank you very much for the opportunity of conducting this inspection for you. We are always available should you have questions, so please don't hesitate to call.

Sincerely,

Scott Seaton Luke Anglea Trevor Jamison

Scott Seaton- Luke Anglea- Trevor Jamison- Nestwise Home Inspections LLC DBA SLS Home Inspections

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There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues- These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$20 problems; it is to find the \$2,000 or more problems. These are the things that affect people's decisions to purchase.

Contractors' Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As

home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor should and may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy for any time beyond the inspection. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

SLS Home Inspections, LLC

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas

Page 14 Item: 5	Garage Condition	<ul style="list-style-type: none">The automatic retract feature of the overhead garage door motor is not operating. In my opinion this is an injury hazard and the door opener should be adjusted and/or serviced by a qualified garage door technician.
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Structure

Page 17 Item: 5	Roof Framing Condition	<ul style="list-style-type: none">There are cut, modified or altered truss structural framing members. Truss framing is specifically engineered and should not be cut, modified or altered without the direction of a qualified design professional such as a structural engineer. This inspection cannot determine if these modifications were done under the watchful eye of a design professional. Evaluation is recommended by a design professional to determine if this poses any structural problems and/or to design a corrective solution. If correction is needed based on the design professional's opinion, corrective repair should be performed by a qualified contractor.
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Cut truss



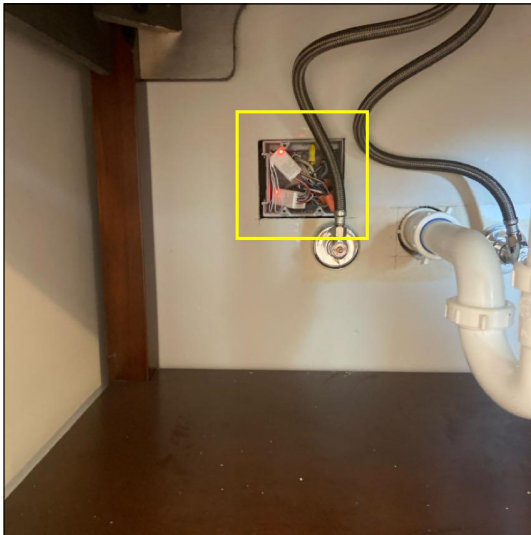
Cut truss

Electrical

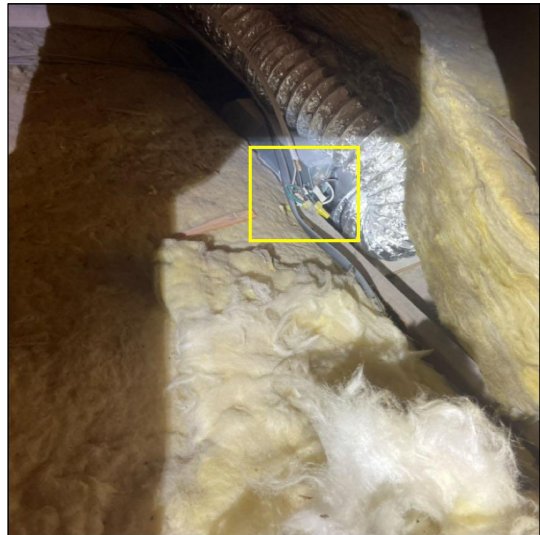
Page 19 Item: 5

Distribution Wiring
Condition

- Open wiring and splices are present and are not in appropriate junction boxes or enclosures in the bathroom, attic. This is an increased fire and shock hazard issue and needs to be corrected by a qualified electrician.



Under master bathroom sink



Wiring in attic



Page 22 Item: 8

Lights/Fans
Condition

- Certain light fixtures do not appear properly secured. This is an increased electrical shock / fire hazard. Appropriate corrective action is recommended by a qualified electrician.



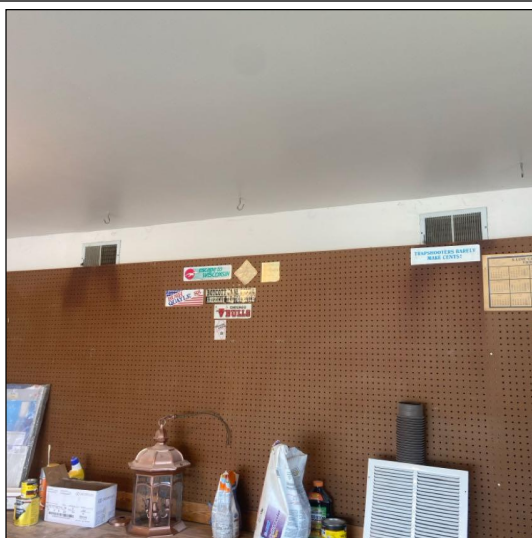
Loose light in attic

Heating

Page 24 Item: 5

Ductwork
Condition

- HVAC ducts and/or registers are present in the garage. It is my opinion this is a fire / fume hazard due to the breach in the firewall and is a carbon monoxide hazard. Carbon monoxide poisoning can be deadly. I recommend you contact a qualified HVAC contractor for appropriate corrective action.

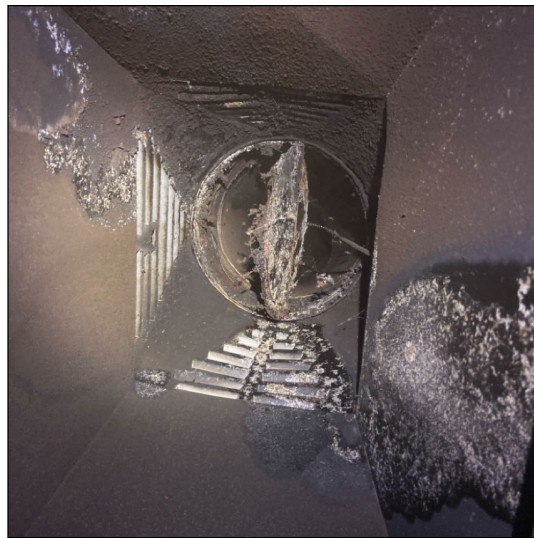


Interior

Page 29 Item: 11 Fireplaces
Condition

- **SAFETY** - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.



**Insulation**

Page 30 Item: 1	Attic Insulation Condition	<ul style="list-style-type: none">• Sections of insulation are loose or missing. This can affect energy efficiency and comfort levels. Recommend corrective action by qualified contractor.
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**Environmental**

Page 33 Item: 1	Animal	<ul style="list-style-type: none">• SAFETY - This inspection excludes any and all conditions associated with pests and animal activity. However, there are indicators present in the attic that suggest animal and/or bird activity. This inspection cannot determine if they are active or if corrective measures have taken place. If corrective measures have been performed, its effectiveness is unknown. It is unknown how much damage is present to the home or structure. Contact a licensed pest control company for inspection and treatment.
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Carcass in attic



Dead birds in attic

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition



Information: The roof was free and clear for me to inspect.

Materials: Asphalt shingles noted.

Observations:

- Exposed nails on roofing material at hip/ridge. Recommend sealing all fastener heads with silicone.
- Sections of shingles are lifting. This can increase the chance of wind damage/shingles being blown off the roof. Recommend corrective action by qualified contractor.



2. Chimney Condition



Information: The chimney is wood frame with a metal liner. • The chimney was free and clear for me to inspect.

Observations:

- No major system safety or function concerns noted at time of inspection.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Gutters/Downspouts

Materials: The gutters are made of aluminum. • The downspouts are made of aluminum.

2. Fascia/Soffit

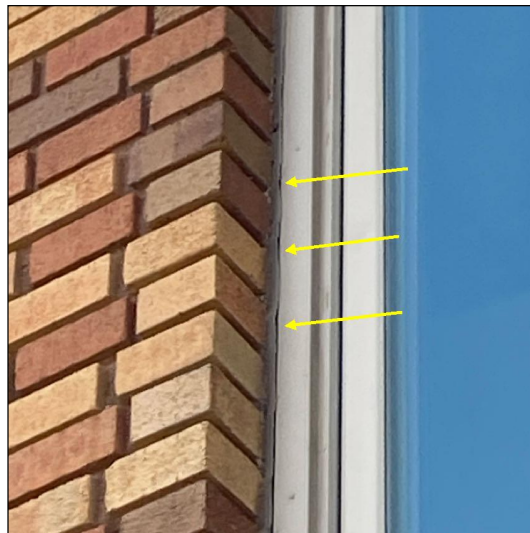
Materials: The soffit is made of aluminum. • The fascia is made of aluminum.

3. Windows

Style: The windows are casement. • The windows are sliders.

Observations:

- Caulk, sealant, and/or flashing detail is deteriorated, damaged, or otherwise non-effective. In my opinion this can allow water leakage and water entry into the building, which can lead to various problems. I recommend you contact a qualified contractor for appropriate corrective action.



4. Siding Condition

Materials: Vinyl siding noted. • Brick veneer noted.

Observations:

- Caulk, sealant, and/or flashing detail is deteriorated, damaged, or otherwise non-effective. In my opinion this can allow water leakage and water entry into the building, which can lead to various problems. I recommend you contact a qualified contractor for appropriate corrective action.





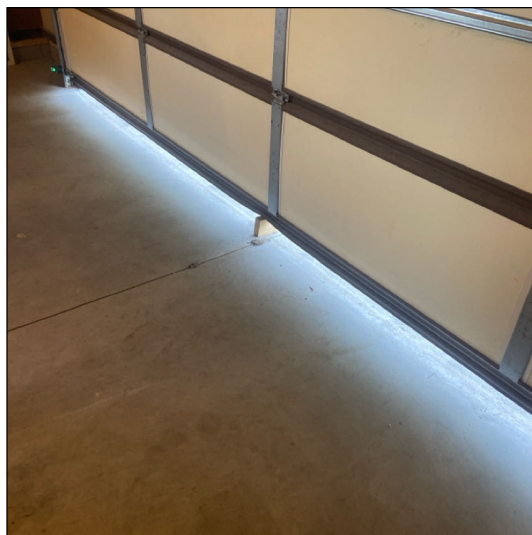
5. Garage Condition

Style: The garage is a 2 car attached garage.



Observations:

- The garage passage door into the house is not equipped with an automatic door closer mechanism. In my opinion this is unsafe and is considered a fire/fume hazard from the garage. Installation of appropriate door closer is recommended by a qualified contractor.
- The automatic retract feature of the overhead garage door motor is not operating. In my opinion this is an injury hazard and the door opener should be adjusted and/or serviced by a qualified garage door technician.



6. Foundation Wall Conditions

Observations:



- Cracking observed in the foundation. Cracked foundations can lead to water seepage and related water damage which can lead to various problems and related damages. Cracking can be a symptom of structural issues. Appropriate corrective action is recommended by a qualified contractor.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway/Walkway Condition

Materials: Concrete sidewalk noted.

2. Porch/Patio/Deck/Balcony Condition



Materials: The patio is a concrete patio. • The porch is a concrete porch. • The deck is a wood deck.

Observations:

- There are no guard rails at porch. In my opinion this is a potential fall hazard. Recommend repair by qualified contractor.



Structure

1. Foundation Condition



Materials: The foundation style is basement. • The foundation is made of poured concrete.

- Finishes, insulation, and/or storage is concealing structural components. I cannot be responsible for any hidden defects that I cannot see. All comments based on visible components only.

Observations:

- The foundation is not 100% accessible for inspection due to interior finished surfaces. Its physical condition is unknown. This inspection cannot determine if there is hidden damage or structural problems.

2. Post Condition



3. Beam Condition



4. Floor/Wall Condition



Materials: The floor construction is wood joists. • The wall framing is wood frame. • The wall framing is wood frame with brick veneer.

5. Roof Framing Condition



Materials: The roof framing is trusses.

Observations:

- There are cut, modified or altered truss structural framing members. Truss framing is specifically engineered and should not be cut, modified or altered without the direction of a qualified design professional such as a structural engineer. This inspection cannot determine if these modifications were done under the watchful eye of a design professional. Evaluation is recommended by a design professional to determine if this poses any structural problems and/or to design a corrective solution. If correction is needed based on the design professional's opinion, corrective repair should be performed by a qualified contractor.



Cut truss



Cut truss

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Entrance Condition

Materials: The service entrance is underground.



Observations:

- The overall condition is acceptable.

2. Disconnect Condition

Observations:



- The overall condition is acceptable.

3. Electrical Panel

Information: The service panel is rated for 100 amps.

Location: Located in the basement. • The main electrical disconnect is located at the main panel.

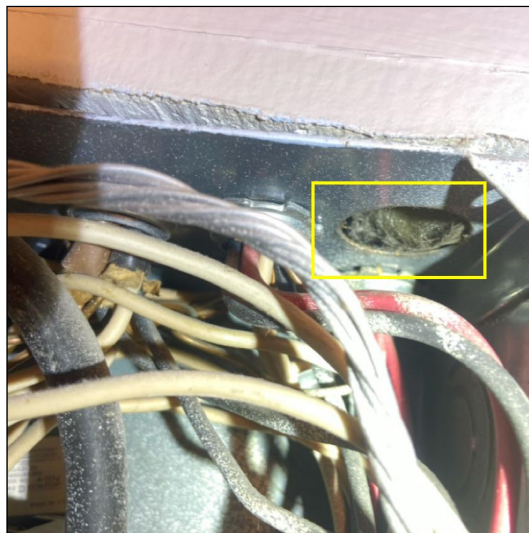


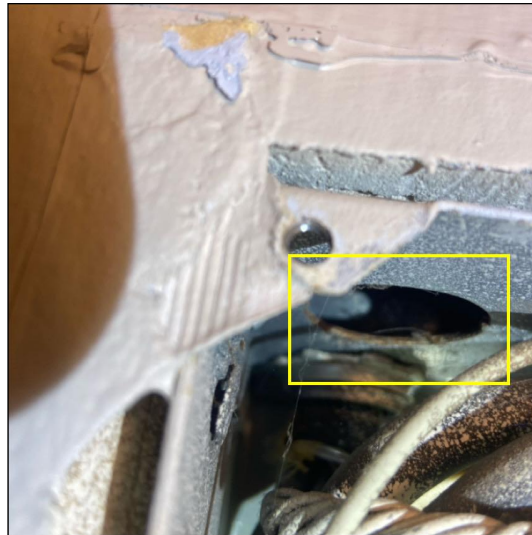
Observations:

- There are missing knock-outs in the panel enclosure. Open knock outs pose certain potential hazards including fire and shock. Corrective action recommended by a qualified electrician.



Not labeled





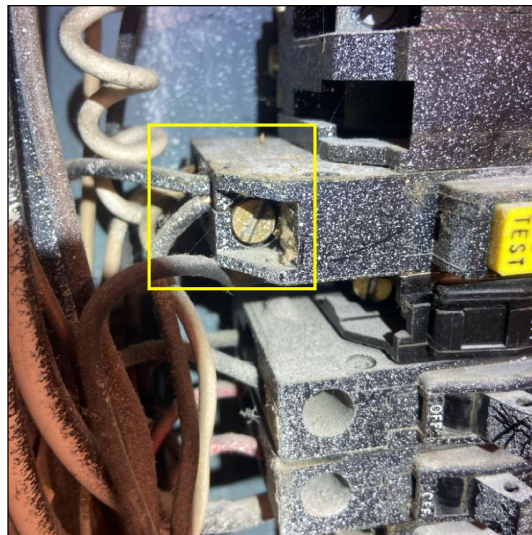
4. Breakers



Materials: The breakers are 20 amp, 30 amp, 40 amp, 50 amp. • **GFCI** breakers noted. • Copper non-metallic sheathed cable noted.

Observations:

- There is double tapping at the circuit breakers (or fuses). Double tapping is an unsafe condition in which multiple conductors are placed under the set screw of a single breaker/fuse. This increases the risk of a loose connection, which can lead to overheating, arcing, and electrical fires. Although the repair is usually simple, a qualified electrician should be contacted for corrective action.

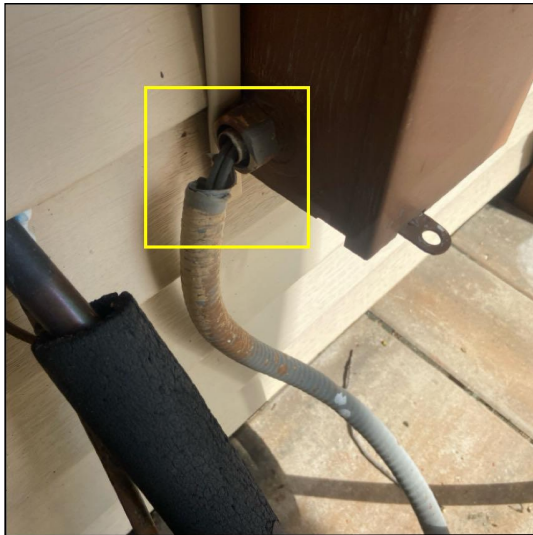


5. Distribution Wiring Condition



Observations:

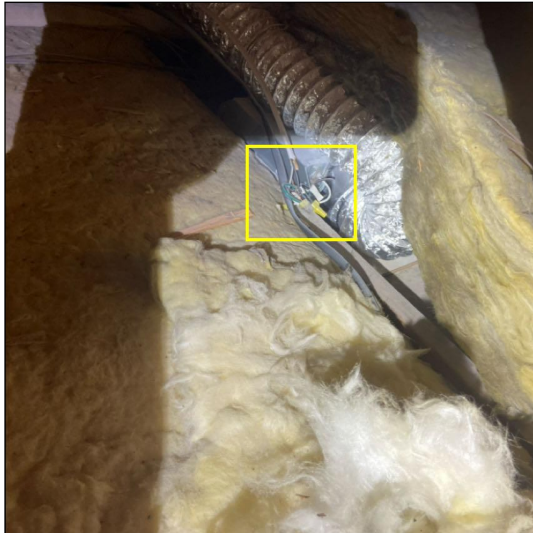
- Some of the electrical conduits are not properly or reasonably secured. This is an increased potential for various problems and electrical safety hazards. Appropriate corrective action is recommended by a qualified electrician.
- Open wiring and splices are present and are not in appropriate junction boxes or enclosures in the bathroom, attic. This is an increased fire and shock hazard issue and needs to be corrected by a qualified electrician.



Loose conduit at air conditioner wiring



Under master bathroom sink



Wiring in attic



6. System Grounding Condition

Materials: The ground wire is attached to ground rods.

Observations:

- The overall condition is acceptable.



7. Receptacles Condition



Materials: GFCI outlets noted.

Observations:

- One or more GFCI outlets at the exterior location did not respond properly when tested. A non functioning GFCI receptacle is considered to be an electrical shock / electrocution hazard. Corrective action by a qualified electrician is recommended.
- One or more of the receptacles at the exterior are not GFCI type. A lack of a GFCI receptacle in this location is considered to be an increased safety risk and an electrical shock / electrocution hazard. Upgrading and installation of GFCI receptacles for optimum safety is recommended.
- Of the representative sampling of wall receptacles, certain receptacles read on the test meter to be 'reverse polarity'. Reverse polarity is considered to be improperly wired and a potential electrical shock hazard. Corrective action is needed by a qualified electrician.
- Cover plates are missing and/or damaged at receptacles. All receptacles need to be covered so there are no exposed wires or other electrical terminations. Receptacles without cover plates are considered to be a safety hazard. Appropriate cover plates are recommended.



Patio receptacle not GFCI, reverse polarity



GFCI did not trip



Sump pump receptacle

8. Lights/Fans Condition

Observations:



- Certain light fixtures do not appear properly secured. This is an increased electrical shock / fire hazard. Appropriate corrective action is recommended by a qualified electrician.



Loose light in attic

Cooling

1. Cooling System Condition



Compressor Type: Air to Air

Location: The air conditioner was manufactured in 2001. • The cooling capacity is 3.5 Ton. • The air conditioner is beyond its expected useful life. Any additional time should be considered a bonus.

Observations:

- As much as can be observed visually, the coil appears to be dirty. It is my opinion this can reduce air flow across the coil. This can reduce the efficiency of the air-conditioning system, cause performance problems, cause damages to the air-conditioning components and system, and lead to mechanical failure. Appropriate corrective action is needed by a qualified mechanical contractor.



2. Refrigerant Lines



Observations:

- The insulation of the **a/c** refrigerant (suction) line between the outdoor condensing unit and where it enters the house, is damaged or missing. As part of good maintenance, replacement of the insulation is recommended.



Heating

1. Heating Info

Information: The heating system is powered by gas. • The heating system is gas forced air. • DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect. • The heating system is beyond its expected useful life. Any additional use should be considered a bonus. • The heating system was manufactured in 2001. • The heating system is mid efficiency.

2. Piping Condition



Information: The main gas shut-off is located on the exterior of the building. • The gas piping is black iron.

Observations:

- The overall condition is acceptable.

3. Gas Burner Condition



Observations:

- The overall condition is acceptable.

4. Blower Fan Condition



Observations:

- The furnace filter is dirty. This can block airflow and affect indoor air quality. I recommend changing on a regular basis.

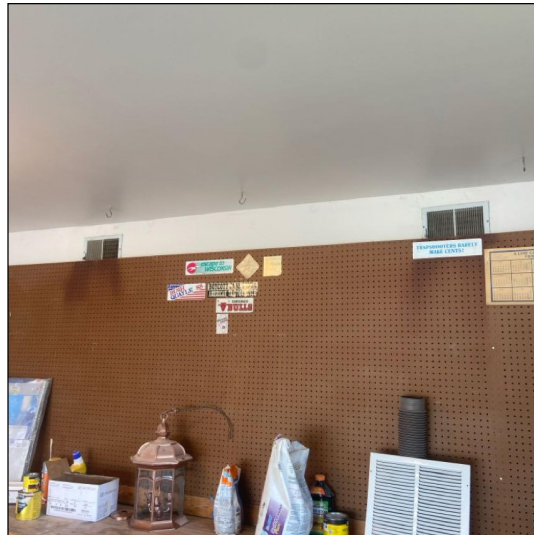


5. Ductwork Condition



Observations:

- HVAC ducts and/or registers are present in the garage. It is my opinion this is a fire / fume hazard due to the breach in the firewall and is a carbon monoxide hazard. Carbon monoxide poisoning can be deadly. I recommend you contact a qualified HVAC contractor for appropriate corrective action.



6. Electric Wiring Condition

Observations:



- The overall condition is acceptable.

7. Thermostat Condition

Materials: Upper level hallway

Plumbing

1. Outdoor Spigots Condition

Observations:



- The overall condition is acceptable.

2. Piping Condition

Information: The service piping is plastic. • The supply piping is copper. • The waste piping is plastic. • The concealed plumbing is not part of the home inspection. Since I cannot see these items, I cannot be held liable should a defect exist. • The main shut off for the water supply is located at the basement. • The water supply is public.



Observations:

- The overall condition is acceptable.

3. Sump Pump Condition

Style: The sump pump is a submersible pump.



Observations:

- The overall condition is acceptable.

4. Water Heater Condition

Information: Conventional Gas Fired • The water heater was manufactured in 2024.



Observations:

- The water heater is equipped with a flexible gas connector. In my opinion, in this area flexible gas connectors are not the preferred method and upgrading is recommended. Consultation and corrective action is recommended by a qualified mechanical contractor.



5. Toilets Condition

Observations:



- The overall condition is acceptable.

6. Bathroom Sink Condition

Observations:



- The overall condition is acceptable.

7. Kitchen Sink Condition



Observations:

- The faucet is dripping when in the off position. A dripping faucet is not functioning as intended. This can lead to increased utility bills and wastes water. Recommend corrective action by qualified contractor.



8. Shower Condition



Observations:

- The overall condition is acceptable.

9. Tub Condition



Observations:

- The overall condition is acceptable.

Interior

1. Interior Limitations

Materials: None of the foundation was visible for inspection. • New finishes limit historical signs. This may hide some defects that may exist. I cannot be responsible for any defects that I cannot see.

2. Floor Condition



Materials: The flooring is resilient tile.
Observations:
• The overall condition is acceptable.

3. Wall Condition



Materials: The walls are drywall.
Observations:
• The overall condition is acceptable.

4. Ceiling Condition



Materials: The ceiling is drywall.
Observations:
• The overall condition is acceptable.

5. Window Condition



Observations:
• The overall condition is acceptable.

6. Cabinets



Observations:
• The overall condition is acceptable.

7. Closets



Observations:
• The overall condition is acceptable.

8. Stairs & Handrail



Observations:
• The overall condition is acceptable.

9. Interior Doors Condition



Materials: The interior doors are hollow core wood.
Observations:
• The overall condition is acceptable.

10. Exterior Doors Condition



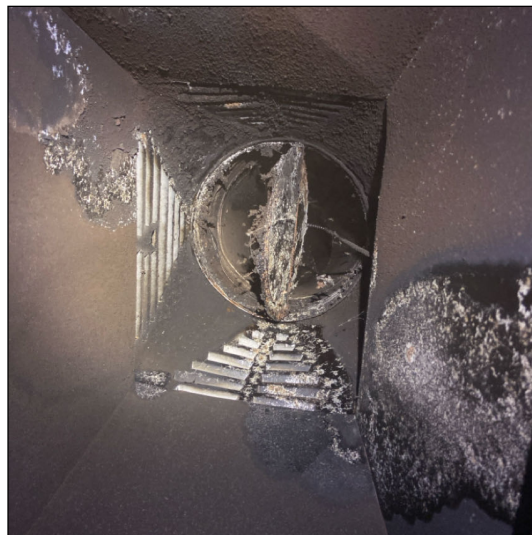
Materials: The exterior doors are metal. • The exterior doors are sliding glass.
Observations:
• The overall condition is acceptable.

11. Fireplaces Condition



Style: The fireplace is insert.
Observations:

- **SAFETY** - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.



12. Trim Condition



Observations:

- The overall condition is acceptable.

Insulation

1. Attic Insulation Condition



Materials: Fiberglass

Materials: Roof Vents

Observations:

- There are indicators that suggest inadequate ventilation. Exhaust vents are present but not intake vents. No negative effects caused by this condition were noted. Inadequate ventilation can result in a variety of problems including energy efficiency and damaged building materials. Correction of the ventilation is recommended by a qualified contractor.
- Sections of insulation are loose or missing. This can affect energy efficiency and comfort levels. Recommend corrective action by qualified contractor.



Appliances

1. Range Condition



Materials: Gas range

Observations:

- The overall condition is acceptable.

2. Oven Condition



Materials: Gas oven

Observations:

- The overall condition is acceptable.

3. Microwave



Observations:

- The overall condition is acceptable.

4. Dishwasher



Observations:

- The overall condition is acceptable.

5. Refrigerator Condition



Observations:

- The overall condition is acceptable.

6. Washer Condition



Observations:

- The overall condition is acceptable.

7. Dryer



Observations:

- The dryer vent is flexible type. In my opinion flexible dryer vents are a potential fire hazard. Replacement of the vent with rigid aluminum dryer vent is recommended.



8. Exhaust Fan

Observations:

- The bathroom exhaust vents were not visible.

Environmental

1. Animal

Observations:



• **SAFETY** - This inspection excludes any and all conditions associated with pests and animal activity. However, there are indicators present in the attic that suggest animal and/or bird activity. This inspection cannot determine if they are active or if corrective measures have taken place. If corrective measures have been performed, its effectiveness is unknown. It is unknown how much damage is present to the home or structure. Contact a licensed pest control company for inspection and treatment.



Carcass in attic



Dead birds in attic

Positives

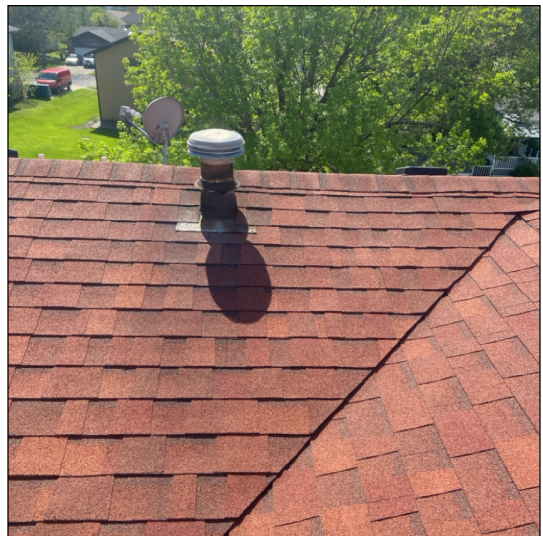
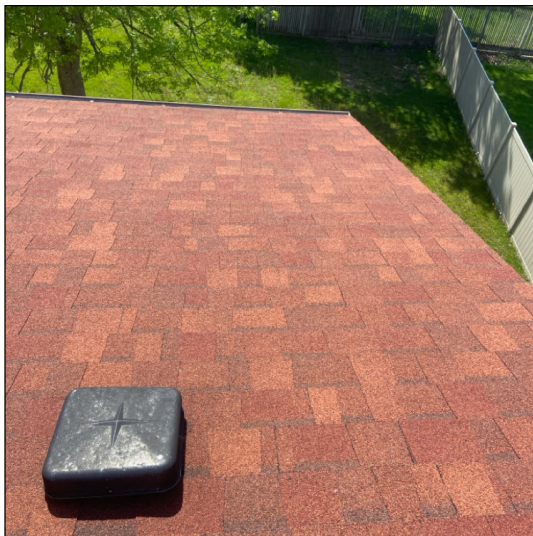
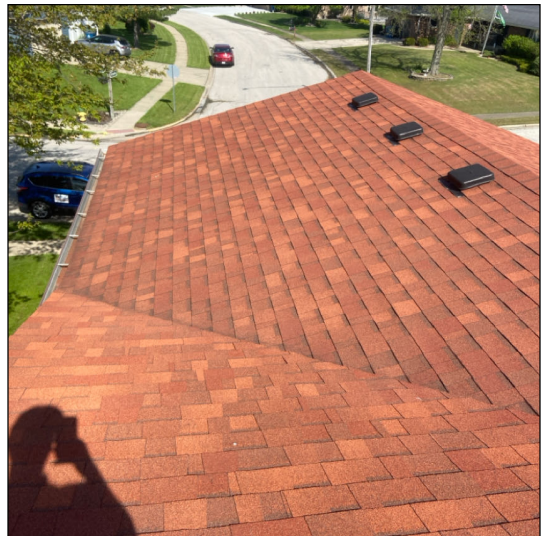
1. Positives

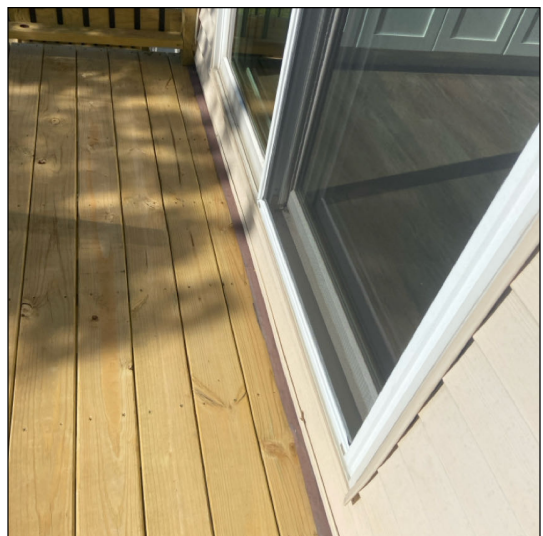
Observations:

- The interior doors and trim are in excellent condition.
- The windows are in excellent condition.

Photos

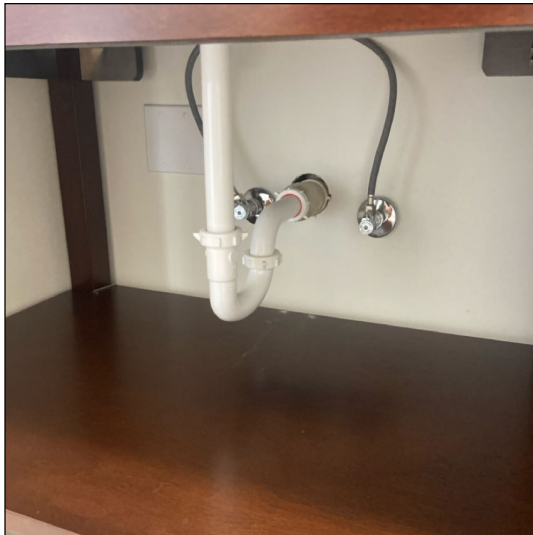








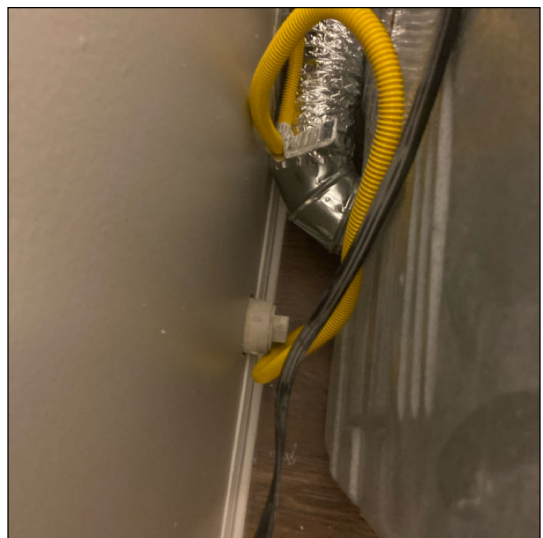


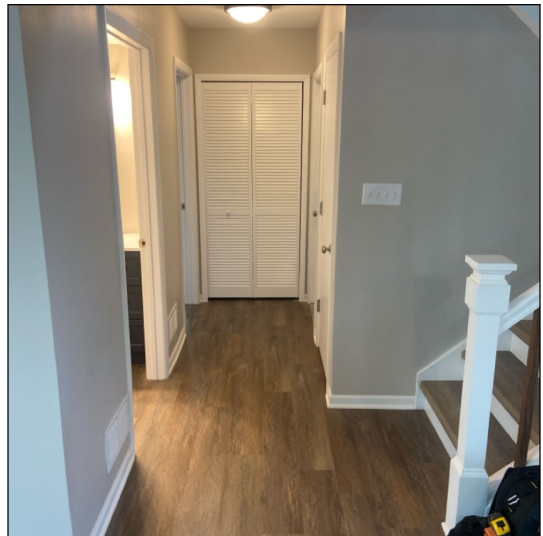


Main shut off

















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doors

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