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Inspected By: Erich Rohloff



Home Inspection Report

Prepared For:

Example Report

Property Address:

123

Example Report

Example, IL

Inspected on Sat, Feb 11 2017 at 8:35 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	60 Years
Age Based On:	Listing
Bedrooms/Baths:	2 Bedroom 1.5 Bathrooms
Door Faces:	West
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level, Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Some trimming required in the future.
Retaining Walls:	Not Present
Driveway:	Concrete, Garage in on ally Condition: Satisfactory
Walkways:	Concrete Condition: Marginal
Steps/Stoops:	Concrete Condition: Slight cracking, appears to have been patched at one time.
Patios/Decks:	Wood Condition: Further Evaluation Required

(Site continued)



Comment 1:
Garage facing ally.



Figure 1-1



Comment 2:
Some sections of the side entrance walkway and entryway have raised edges which could be a tripping hazard.



Figure 2-1



Figure 2-2

(Site continued)



Comment 3:

Front entry way stairs with light cracking. Not a concern at this time but should be monitored.



Figure 3-1



Comment 4:

Joint hangers pulling away from support beams.

Some bracing needs further evaluation by a professional contractor.

(Site continued)



Figure 4-1



Figure 4-2



Comment 5:

Tree in front should be trimmed back so that it does not damage the roof. Large amounts of leaves and seeds present in gutters, should be cleaned annually.



Figure 5-1

(Site continued)



Comment 6:

It appears as if roofing sealant was used along the northern edge of foundation to prevent water intrusion. This is not a recommended solution.



Figure 6-1



Comment 7:

Gutters should direct water away from the house, recommended removing the end and extending this gutter away from the foundation or stairs.



Figure 7-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Aluminum Condition: Satisfactory
Windows:	Wood, Vinyl, Aluminum storm windows Condition: Satisfactory
Entry Doors:	Wood, Vinyl Condition: Satisfactory
Balconies:	Not Present
Railings:	Metal Condition: Marginal



Comment 8:

Sealing around rear 2nd floor window has failed. Recommend caulking open areas.



Figure 8-1

(Exterior continued)



Comment 9:

Some minor, small sections with loose or missing mortar between the bricks. These should be monitored and evaluated by a professional if the condition worsens.

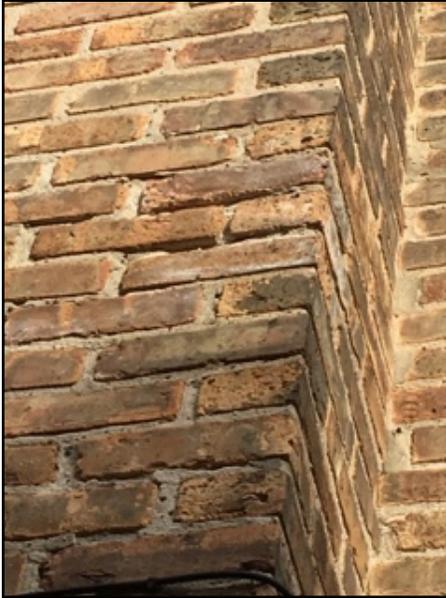


Figure 9-1

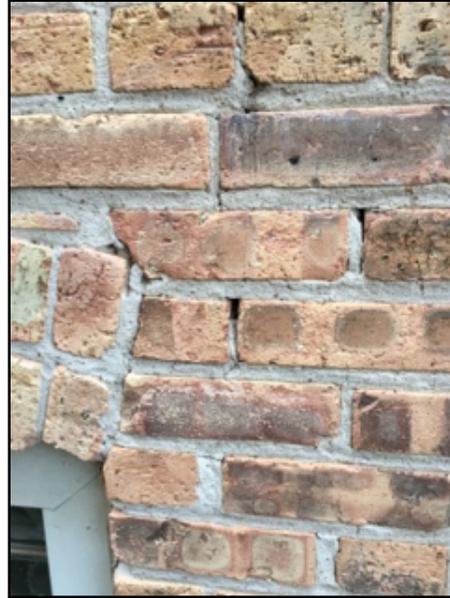


Figure 9-2



Comment 10:

Crack in vinyl corner NE corner.



Figure 10-1

(Exterior continued)

- Comment 11:
Distance between ballistas is more than 4 inches which is a safety hazard.



Figure 11-1

-
- Comment 12:
Exhaust vent for the heater in the rear addition/family room appears to be missing parts or requires repair.



Figure 12-1

Garage

Garage Type:	Detached
Garage Size:	2 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Light Beam
	Condition: Marginal
	Condition: Satisfactory
	Condition: Satisfactory



Comment 13:

Roof appears to have been recently repaired and replaced. Some of the decking material appears to be undersized leaving gaps



Figure 13-1



Figure 13-2

(Garage continued)

 **Comment 14:**
Siding on garage is not properly attached. Recommend having a vinyl siding professional evaluate and repair.



Figure 14-1



Figure 14-2

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Hip
Roof Covering:	3 Tab Shingle
	Condition: Further Evaluation Required
Approximate Roof Age:	1-5 Years
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Flashing around vent stack on lower roofing level.
Chimney :	Brick
	Condition: Satisfactory

(Roofing continued)

Sky Lights:	Not Present
Flashings:	Metal, No flashing around venting Condition: Further Evaluation Required
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory



Comment 15:

Lower level of roof not properly flashed around vent pipe or along transition from brick to the roof. This should be evaluated by a roofing professional.



Figure 15-1



Figure 15-2

(Roofing continued)



Figure 15-3



Comment 16:

Upper level of roof has proper flashings around vents and appears to be in good working order.



Figure 16-1

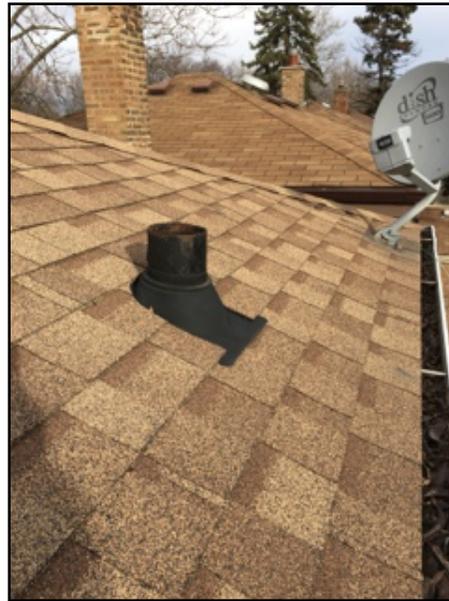


Figure 16-2

(Roofing continued)



Comment 17:

Gutters are clogged with leaves and debris. Recommend having them cleaned immediately.

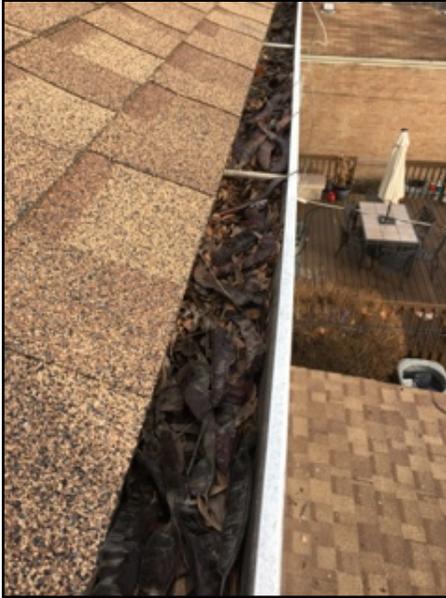


Figure 17-1



Comment 18:

Chimney does not have a "cricket" installed. Flashing around chimney may be inadequate and allow moisture to penetrate around the chimney. Recommend having a roofing professional further evaluate and repair as needed.

(Roofing continued)



Figure 18-1



Figure 18-2



Comment 19:

Chimney should have a cap installed to prevent debris or animals from entering the flue.



Figure 19-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Stains
	Condition: Signs of water in basement in the past. During time of inspection no dampness notices and moisture reading below 10%
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory



Comment 20:
Moisture readings in basement.



Figure 20-1



Figure 20-2

(Structure continued)

 **Comment 21:**
Possible moisture in ceiling in bathroom possibly due to lack of ventilation.



Figure 21-1

Attic

Attic Entry:	Bedroom Closet, SE Bedroom closet
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank Condition: Satisfactory
Vent Risers:	Not Present
Insulation:	Fiberglass Batts Condition: Satisfactory

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawlspace.

Inspection Method:	Not Inspected
Vapor Retarder:	Not Inspected
Underfloor Insulation:	Not Inspected
Ventilation Present:	Not Inspected
Moisture Condition:	Not Inspected



Comment 22:

Portions of the crawlspace were not inspected.

No entry into addition at rear of the house. Appears to have an access panel in basement but it is sealed.



Figure 22-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Located in the NE corner of basement
Service Panel Manufacturer:	Siemens
	Condition: Satisfactory
Service Line Material:	Tin coated copper
	Condition: Satisfactory
Service Voltage:	120 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable, Recommend evaluation from a professional electrician.
Branch Circuit Wiring:	Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired
	Condition: Satisfactory

(Electrical continued)



Comment 23:
Electrical supply line and meter.



Figure 23-1



Figure 23-2



Comment 24:
Supply wiring appears to be stranded aluminum. This is not a defect but can be further evaluated by a professional electrician.

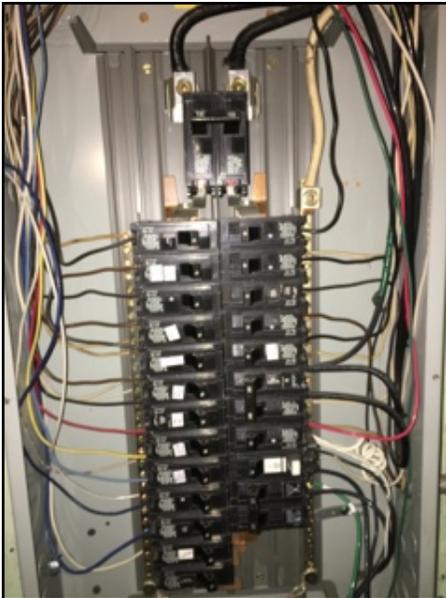


Figure 24-1



Figure 24-2

(Electrical continued)



Comment 25:

Missing screws in electrical panel. Interior screws not right size. Recommend replacing with the correct hardware to keep the panel sealed.



Figure 25-1



Figure 25-2



Comment 26:

Ground wire is fed into conduit from the panel to the water main however there is no wire tied to the water pipe to ground the electrical system. Recommend having a professional electrician evaluate and repair the ground as needed.

(Electrical continued)

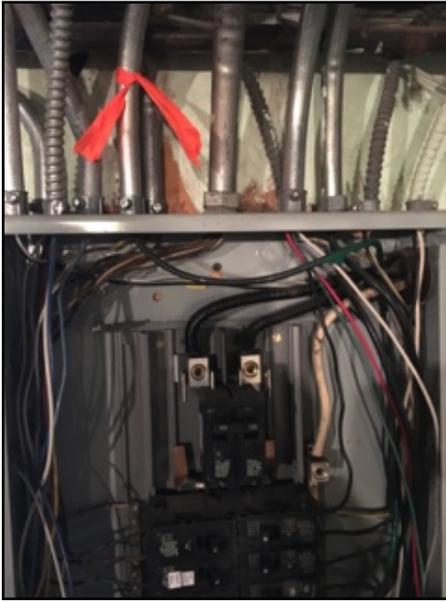


Figure 26-1



Figure 26-2



Comment 27:

Original panel box which is not in use is housing several electrical connections. These should be placed in a junction box. Further evaluation from a professional electrician is recommended.



Figure 27-1

(HVAC continued)



Comment 29:

Vents are overlapped by moldings not allowing the heat to distribute properly.



Figure 29-1



Comment 30:

Heater located in addition. Working properly during the inspection. Adjustments are made in the access panel and the fan is activated using the pull cord on the Lowe right side.



Figure 30-1



Figure 30-2

(HVAC continued)



Comment 31:

Could not test air conditioning unit. Unit was produced in October or 1988 and is beyond its expected useful life.



Figure 31-1



Figure 31-2



Comment 32:

Disconnect box for air conditioning condenser is not properly secured to house and is loose. This should be checked by a professional electrician.



Figure 32-1

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Goodman
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	80,000
Output BTUs:	64,000
Approximate Age:	1-3 Years old.
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	80 Degrees
Type of Distribution:	Metal Ducting
	Condition: Marginal

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Marginal
Condenser Make:	Lennox
Condensor Size:	30,000 BTU (2.5 Tons)
Condenser Approximate Age:	20+ Years

(Cooling continued)

Expansion Coil Make:	Not Inspected
Expansion Coil Size:	Not Inspected
Expansion Coil Approximate Age:	Estimate 20+ Years
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory
AC Supply Air Temp:	Not Tested Due To Weather Conditions

**Comment 33:**

Portions of the cooling were not inspected. Coil is sealed and not visible during inspection.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper, Galvanized
	Condition: Satisfactory
Location of Main Water Shutoff:	Bottom of basement stairs in NW corner of house
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

(Plumbing continued)



Comment 34:

Waste pipe from main level bathroom appears to be at a slope of 3 inches for foot which is acceptable for waste drainage.



Figure 34-1



Comment 35:

Roots entering the sump pit in the basement. Roots can clog drain lines and should be cleaned and inspected by a professional plumber periodically. Also noted the upstairs bathtub was draining slowly. Could not determine where the sump pump is ejecting water inside the crawl space area which was sealed at time of the inspection. Recommend a professional plumber inspect further.

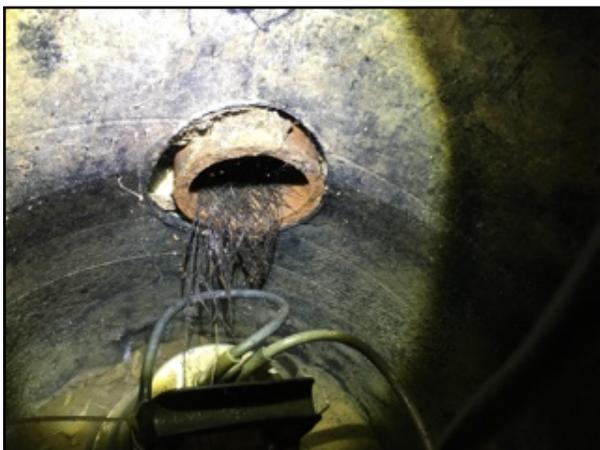


Figure 35-1

(Plumbing continued)

Water Heater

Manufacturer:	General Electric
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	4 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg, Not Tested
Fuel Disconnect:	Condition: Satisfactory
Seismic Straps Installed:	Within Sight of Equipment
	Not Present



Comment 36:

Water heater passed the draft test of combustion exhaust and is operating properly.

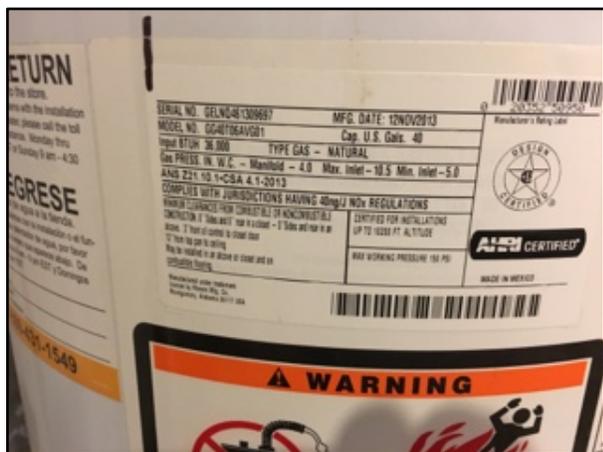


Figure 36-1



Figure 36-2

Bathrooms

(Bathrooms continued)

 **Comment 37:**
 Moisture intrusion around tub. Tiles are coming loose from wall next to tub.
 Recommend replacing and resealing.

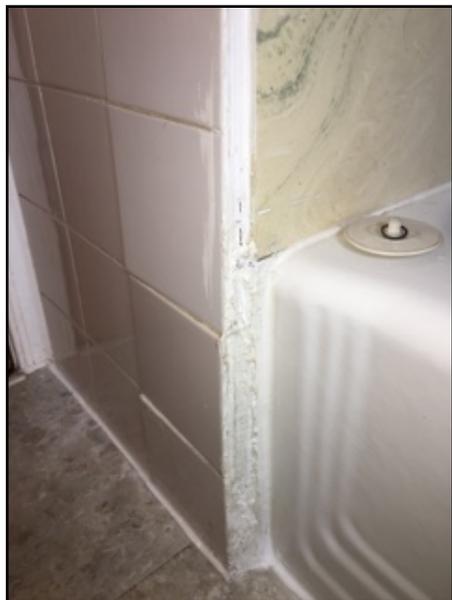


Figure 37-1

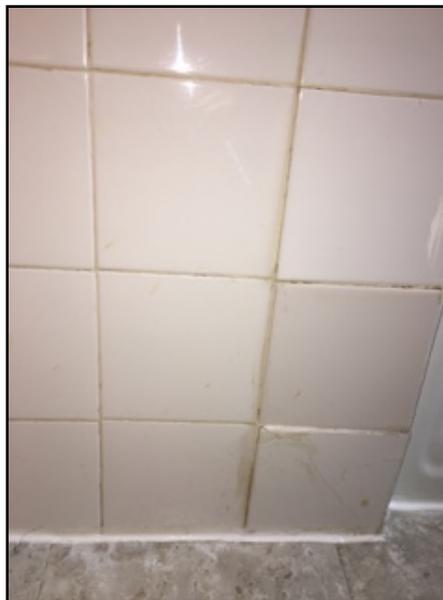


Figure 37-2

Bathroom #1

Location:	Upstairs
Bath Tub:	Recessed
	Condition: Further Evaluation Required
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory

(Bathroom #1 continued)

Ventilation Type:	No ventilation present Condition: Vent should be installed in bathroom to allow excess moisture to exit.
GFCI Protection:	Outlets Condition: Satisfactory



Comment 38:

Tub and sink drains are slow, recommend having a plumber snake the pipes.

Bathroom #2

Location:	Addition Off Of 1st Level
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Not Present
Tub Surround:	Not Present
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	No ventilation Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Plaster walls Condition: Satisfactory

(Living Room continued)



Comment 39:

Slight cracking in the ceiling noted along with cracks in the walls. Appear to be normal settling.



Figure 39-1

Rear Addition/Family Room

Flooring:

Laminate wood flooring

Condition: Slope to the floor indicated that this was a porch area that was finished.

Ceiling and Walls:

Wood paneling

Condition: Appears to be an attached porch that was finished.

(Rear Addition/Family Room continued)

**Comment 40:**

Sloping floor and brick in the entry to the room indicates that this is an addition or a finished porch area. Heating has been installed separately in the north wall. Could not inspect the area underneath this room to determine if it has a proper foundation. There were no apparent issues noted during the inspection. Further evaluation by a professional contractor or structural engineer is recommended.

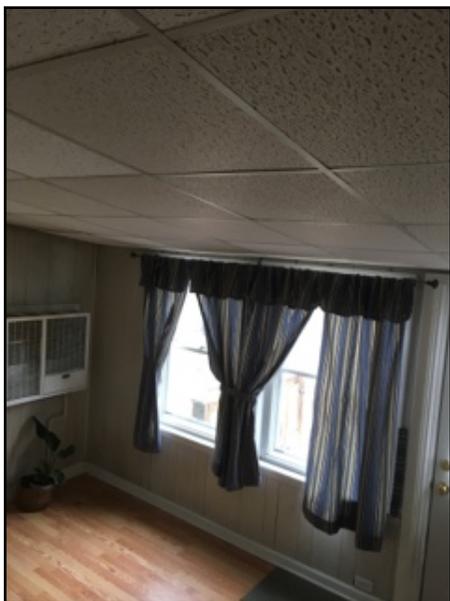


Figure 40-1

Bedrooms

Bedroom #1

Flooring:	Wood Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Ceiling Fan Condition: Satisfactory
Windows:	Double Hung Condition: Satisfactory

(Bedroom #1 continued)

Doors: Hinged
Condition: Satisfactory

Bedroom #2

Flooring: Wood
Condition: Satisfactory

Ceiling & Walls: Drywall/Plaster
Condition: Satisfactory

Electrical: Switches and Outlets, Ceiling Fan
Condition: Satisfactory

Windows: Double Hung
Condition: Satisfactory

Doors: Hinged
Condition: Satisfactory



Comment 41:

Apparent water penetration had occurred in the main bathroom closet over the staircase.



Figure 41-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory



Comment 42:

Hot water (right) and cold water (left) are switched.



Figure 42-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Whirlpool Condition: Satisfactory
Range:	Whirlpool Condition: Satisfactory
Cooktop:	Not Present

(Appliances continued)

Range Hood:	Air king Condition: Satisfactory
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Not Present
Disposal:	Not Present
Washer:	Not Present
Dryer:	Not Present

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Kenmore Condition: Satisfactory
Dryer:	Kenmore Condition: Satisfactory

(Laundry continued)



Comment 43:
Laundry dryer vent through crawl space.



Figure 43-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood, Wood Laminate Condition: Satisfactory
Walls:	Plaster, Wood paneling Condition: Satisfactory
Window Types:	Double Hung Condition: Satisfactory
Window Materials:	Wood, Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Vinyl
Interior Door Materials:	Wood
Fireplace:	Not Present

(Interior continued)



Comment 44:

Insulating between the ceiling joists and the outer walls is recommended to prevent heat loss.



Figure 44-1



Comment 45:

Signs of past water intrusion in the basement were visible. Cannot determine if there are continued water issues in the basement. This is located along the north wall of the home in the basement, same area noted outside where the roofing sealant was used along the foundation edge.



Figure 45-1



Figure 45-2

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

1) Some sections of the side entrance walkway and entryway have raised edges which could be a tripping hazard.



Figure 2-1



Figure 2-2

2) Joint hangers pulling away from support beams.

Some bracing needs further evaluation by a professional contractor.

(Report Summary continued)



Figure 4-1



Figure 4-2

3) Gutters should direct water away from the house, recommended removing the end and extending this gutter away from the foundation or stairs.



Figure 7-1

(Report Summary continued)

Exterior

4) Sealing around rear 2nd floor window has failed. Recommend caulking open areas.



Figure 8-1

5) Crack in vinyl corner NE corner.



Figure 10-1

6) Distance between ballistas is more than 4 inches which is a safety hazard.

(Report Summary continued)



Figure 11-1

7) Exhaust vent for the heater in the rear addition/family room appears to be missing parts or requires repair.



Figure 12-1

(Report Summary continued)

Garage

8) Siding on garage is not properly attached. Recommend having a vinyl siding professional evaluate and repair.



Figure 14-1



Figure 14-2

Roofing

9) Lower level of roof not properly flashed around vent pipe or along transition from brick to the roof. This should be evaluated by a roofing professional.



Figure 15-1



Figure 15-2

(Report Summary continued)



Figure 15-3

10) Gutters are clogged with leaves and debris. Recommend having them cleaned immediately.

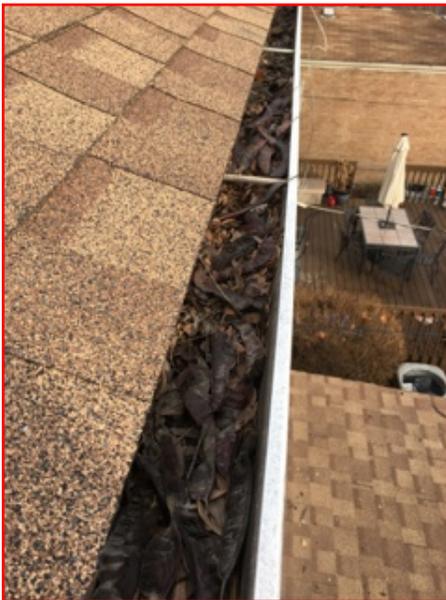


Figure 17-1

11) Chimney does not have a "cricket" installed. Flashing around chimney may be inadequate and allow moisture to penetrate around the chimney. Recommend having a roofing professional further evaluate and repair as needed.

(Report Summary continued)



Figure 18-1



Figure 18-2

12) Chimney should have a cap installed to prevent debris or animals from entering the flue.



Figure 19-1

(Report Summary continued)

Structure

13) Possible moisture in ceiling in bathroom possibly due to lack of ventilation.



Figure 21-1

Electrical

14) Missing screws in electrical panel. Interior screws not right size. Recommend replacing with the correct hardware to keep the panel sealed.



Figure 25-1



Figure 25-2

(Report Summary continued)

15) Ground wire is fed into conduit from the panel to the water main however there is no wire tied to the water pipe to ground the electrical system. Recommend having a professional electrician evaluate and repair the ground as needed.

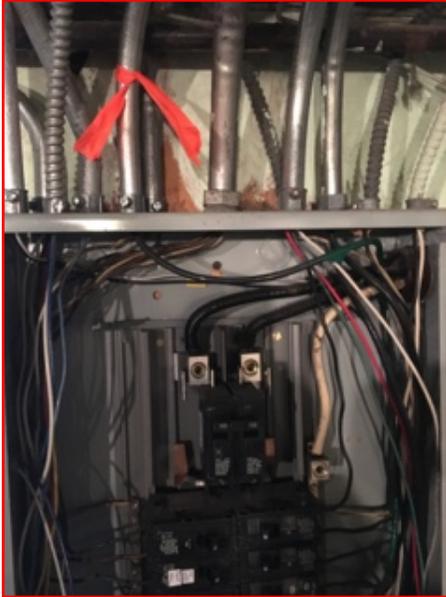


Figure 26-1



Figure 26-2

16) Original panel box which is not in use is housing several electrical connections. These should be placed in a junction box. Further evaluation from a professional electrician is recommended.

(Report Summary continued)



Figure 27-1

HVAC

17) Vents are overlapped by moldings not allowing the heat to distribute properly.



Figure 29-1

18) Could not test air conditioning unit. Unit was produced in October or 1988 and is beyond its expected useful life.

(Report Summary continued)



Figure 31-1



Figure 31-2

19) Disconnect box for air conditioning condenser is not properly secured to house and is loose. This should be checked by a professional electrician.



Figure 32-1

(Report Summary continued)

HVAC: Cooling

20) Portions of the cooling were not inspected. Coil is sealed and not visible during inspection.

Plumbing

21) Roots entering the sump pit in the basement. Roots can clog drain lines and should be cleaned and inspected by a professional plumber periodically. Also noted the upstairs bathtub was draining slowly. Could not determine where the sump pump is ejecting water inside the crawl space area which was sealed at time of the inspection. Recommend a professional plumber inspect further.



Figure 35-1

Bathrooms

22) Moisture intrusion around tub. Tiles are coming loose from wall next to tub. Recommend replacing and resealing.

(Report Summary continued)



Figure 37-1

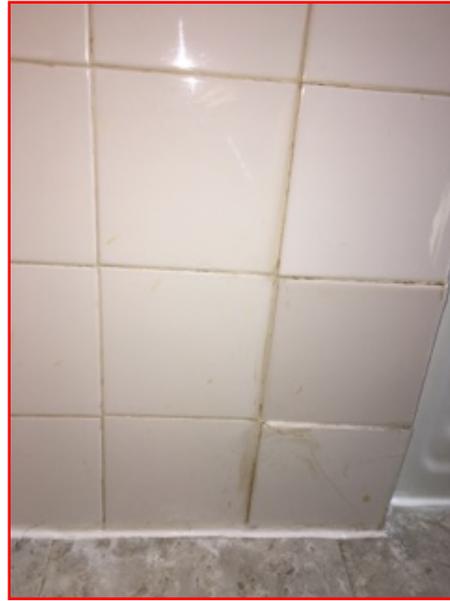


Figure 37-2

Bathrooms: Bathroom #1

23) Tub and sink drains are slow, recommend having a plumber snake the pipes.

Rear Addition/Family Room

24) Sloping floor and brick in the entry to the room indicates that this is an addition or a finished porch area. Heating has been installed separately in the north wall. Could not inspect the area underneath this room to determine if it has a proper foundation. There were no apparent issues noted during the inspection. Further evaluation by a professional contractor or structural engineer is recommended.

(Report Summary continued)



Figure 40-1

Kitchen

25) Hot water (right) and cold water (left) are switched.



Figure 42-1