



Your Inspection Report

123 Main Street
Addison, IL 60101



PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Monday, August 16, 2021

PREPARED BY:
Bill Kent



Bill Kent



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The best home inspection experience available.

SUMMARY

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

The roof has several deficiencies: There are torn shingles. The shingles show gradual loss. The ridges of the roof have significant deterioration.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Consult a qualified, licensed roofer for further evaluation and repairs or replacement, as needed

Time: Immediately

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Damage](#)

The porch landing has damage. Areas are soft or may have rot. Some boards are loose and end pieces are loose.

Implication(s): Chance of movement | Weakened structure

Location: Exterior

Task: Consult a qualified, licensed framer for repairs

Time: Very Soon

GARAGE \ Vehicle door operators

Condition: • Sensors poorly located

Garage sensors more than 6 inches above ground.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Discretionary

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Not visible

Jumper wire over meter or connection to water pipe not observed. Also, recommend continuity be checked

Location: Various

Task: Consult a qualified, licensed electrician for further evaluation and repairs as needed

Time: Immediately

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

SUMMARY

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Implication(s): Electric shock

Location: Garage/kitchen

Task: consult a qualified, licensed electrician for repairs

Time: Discretionary

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Many GFCI outlets on the exterior do not have covers and they are either inoperative or the test is faulty.

Implication(s): Electric shock

Location: Exterior various

Task: Consult a qualified, licensed electrician for repairs

Time: Immediately

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Various

Task: Provide

Time: Immediately

Plumbing

RECOMMENDATIONS \ Overview

Condition: • An very important item to have done is get a video cam of the sewer lines surrounding the property. The video will help you determine whether the lines are blocked or damaged or give you a peace of mind about their condition. Recommend having catch basin (if present) cleaned and rodded. In addition, all drains should be cleaned out.

Location: Various

Task: Consult a qualified, licensed plumber to service

Time: Before end of inspection period

WATER HEATER \ General notes

Condition: • Given the age of the hot water heater, recommend having further evaluated with replacement/repairs as needed

Implication(s): Potential for water damage to structure/possessions

Location: Utility closet

Task: Consult a qualified, licensed plumber for further evaluation and replacement/repairs, as needed

Time: Soon

Interior

APPLIANCES \ Oven

Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Consult a qualified, licensed appliance contractor to replace

SUMMARY

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Time: Immediately

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Sloped roofing material: • [Asphalt shingles](#)

Flat roof flashing material: • Metal

Inspection Methods/Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

Observations/Recommendations

RECOMMENDATIONS \ General

1. Condition: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak needs to be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. It is recommended an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Granule loss](#)

The roof has several deficiencies: There are torn shingles. The shingles show gradual loss. The ridges of the roof have significant deterioration.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Consult a qualified, licensed roofer for further evaluation and repairs or replacement, as needed

Time: Immediately

ROOFING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

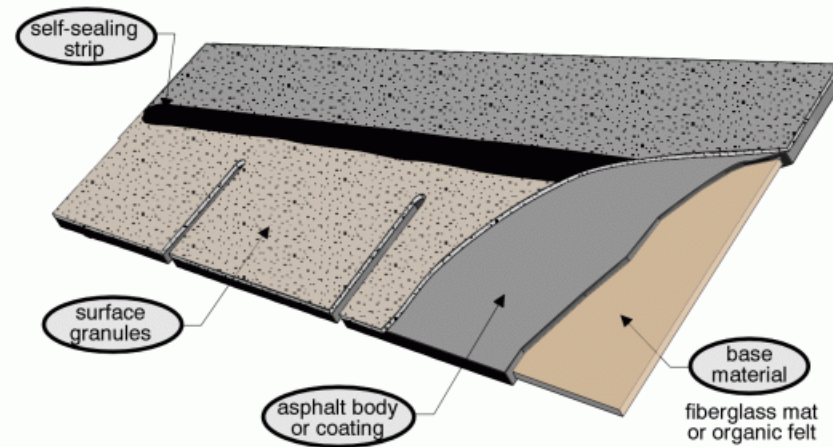
INTERIOR

RECALLS

SITE INFO

REFERENCE

Asphalt shingle composition



blank note



Torn shingle

ROOFING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Granule loss



Granule loss



Ridge shingle deterioration

3. Condition: • [Vulnerable areas](#)

Fasteners of satellites leave vulnerable areas within the roof. Recommend removing satellite with repairs, as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Consult a qualified, licensed roofer for removal and repair

Time: Discretionary

ROOFING

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Report No. 1418, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

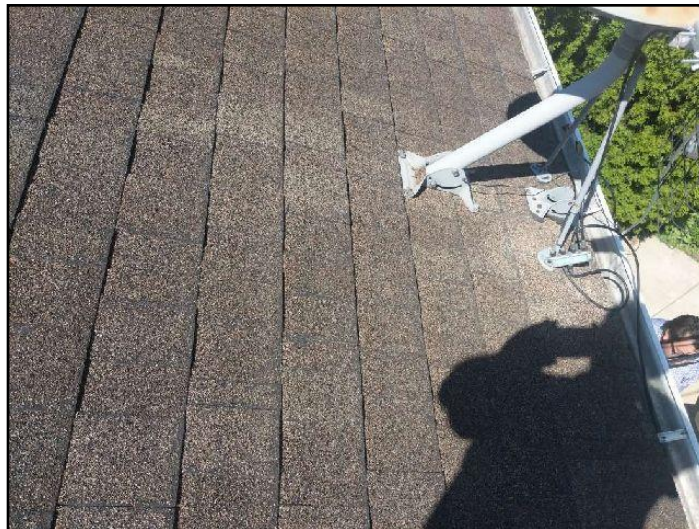
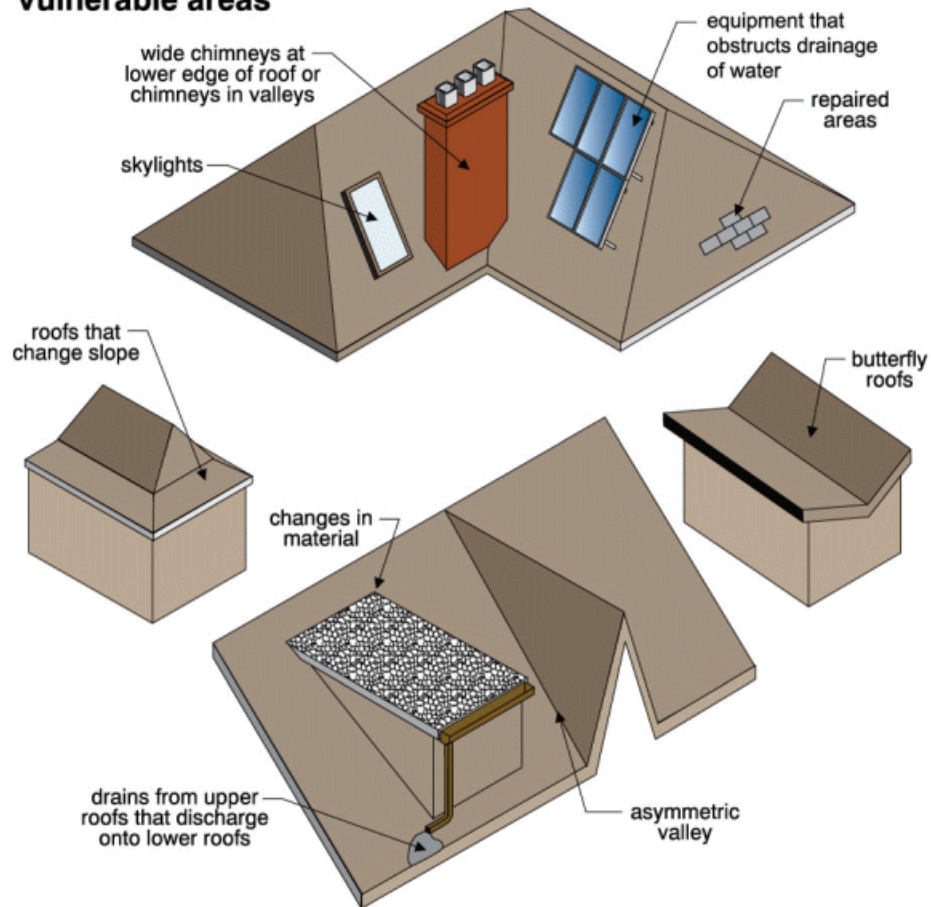
INTERIOR

RECALLS

SITE INFO

REFERENCE

Vulnerable areas



Vulnerable areas

EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Metal siding](#) • [Wood](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Concrete

Walkway: • Concrete

Garage: • Detached

Garage vehicle doors: • Present

Inspection Methods/Limitations

Inspection limited/prevented by:

- Storage



Storage

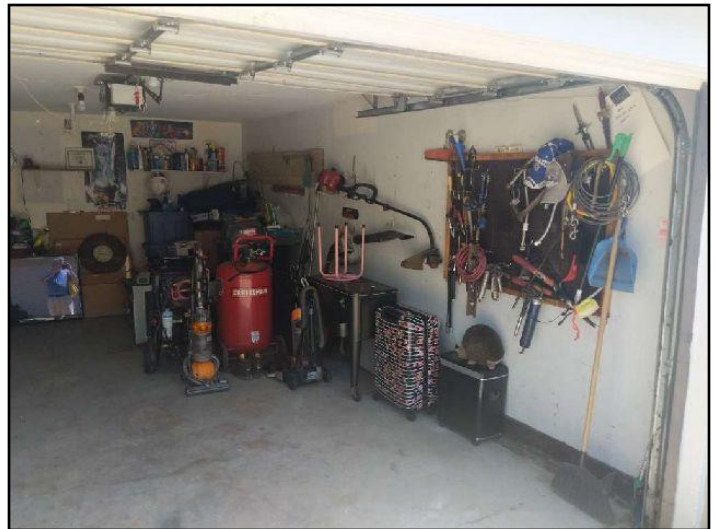
- Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.



Storate

EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Observations/Recommendations

RECOMMENDATIONS \ Overview

4. Condition: • Wasp nests.

Implication(s): Plugged sewer vent/potential for stinging

Location: Garage soffit/ sewer vent stack

Task: Consult a qualified, licensed pest control contractor for repairs

Time: Soon



Wasp nest



Wasp nest

ROOF DRAINAGE \ Downspouts

5. Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Consult a qualified, licensed gutter contractor for repairs

Time: Discretionary

EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

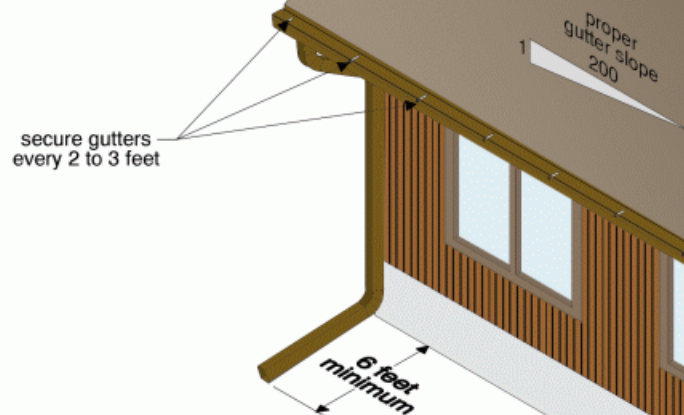
INTERIOR

RECALLS

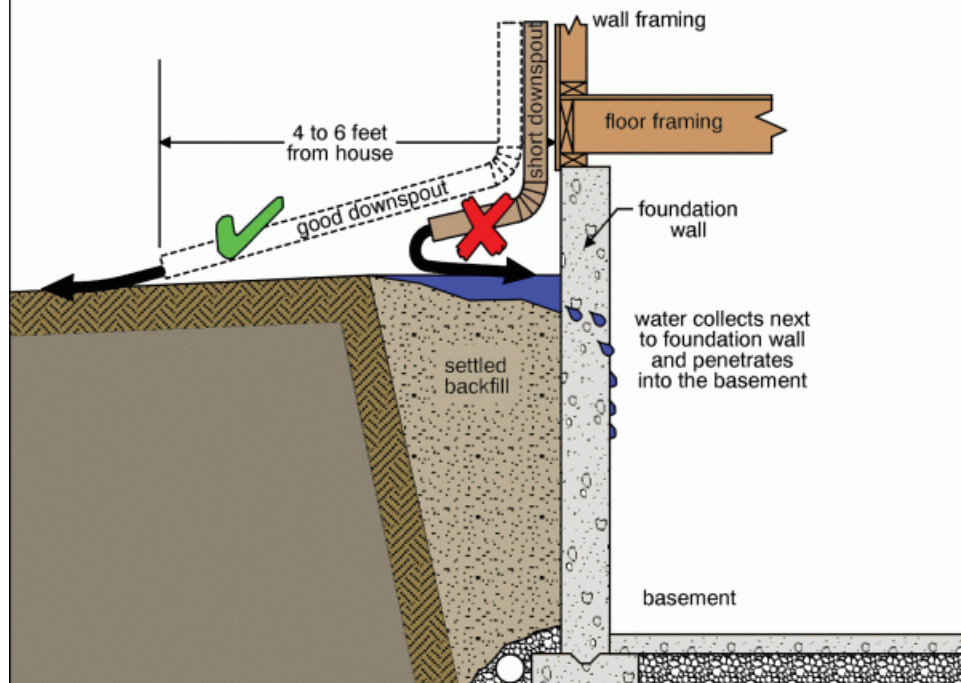
SITE INFO

REFERENCE

Gutter and downspout installation



Downspout extension too short



EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Should discharge 6 feet from building

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

6. Condition: • [Damage](#)

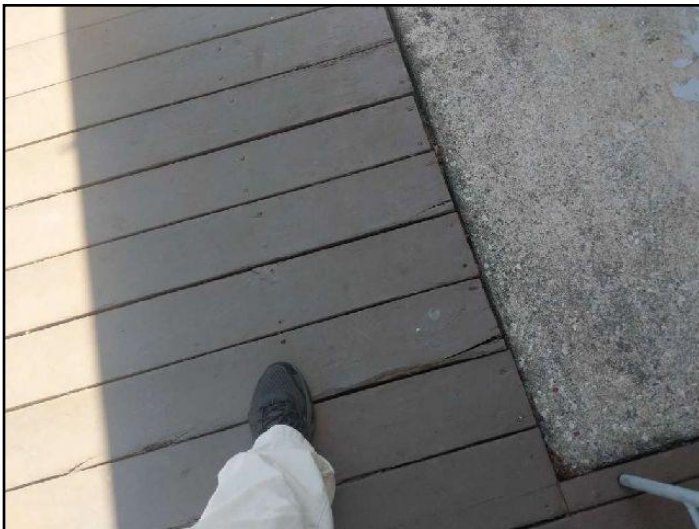
The porch landing has damage. Areas are soft or may have rot. Some boards are loose and end pieces are loose.

Implication(s): Chance of movement | Weakened structure

Location: Exterior

Task: Consult a qualified, licensed framer for repairs

Time: Very Soon



Loose boards



Soft boards/ damaged end piece

LANDSCAPING \ General notes

7. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

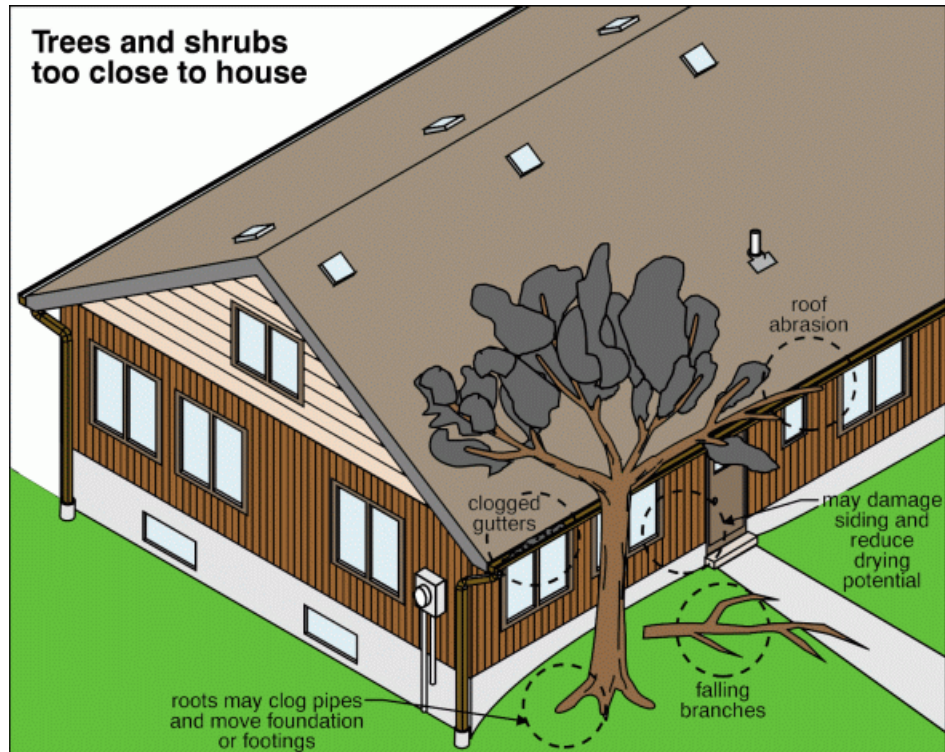
SITE INFO

REFERENCE

Location: Exterior

Task: Consult a qualified, licensed landscaper for repairs

Time: Discretionary



Trees or shrubs too close to building

GARAGE \ Ceilings and walls

8. Condition: • The garage has an opening in the ceiling allowing access to the upper area. The garage opener track runs right near it. The potential condition exists where a person could be getting into the attic section and someone opens the automatic door. RECOMMEND USING EXTREAME CAUTION and UNPLUG THE OPENER BEFORE TRYING TO ACCESS THE OPENING ATTIC AREA.

EXTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Implication(s): Fall hazard

Location: Garage

Task: See above for safety procedure

Time: When accessing upper garage attic

GARAGE \ Vehicle door operators

9. Condition: • Sensors poorly located

Garage sensors more than 6 inches above ground.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Discretionary



Sensors poorly located

STRUCTURE

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Configuration: • [Crawlspace](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Masonry columns • Steel beams (girders) • Subfloor - plywood

Exterior wall construction: • [Wood frame](#) • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters/ceiling joists • [Plywood sheathing](#)

Inspection Methods/Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • New finishes/paint • Insulation

Attic/roof space:

• Inspected from access hatch
Storage, prevented access

Crawlspace: • By enterinf

Percent of foundation not visible: • 0 %

ELECTRICAL

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and there low voltage wiring was not included in this inspection unless specifically noted.

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • Breakers- kitchen closet

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • Breakers - kitchen closet

Distribution panel rating:

• [100 Amps](#)



100 Amps

Electrical panel manufacturers: • Challenger

Distribution wire (conductor) material and type: • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • No AFCI

Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • None

Inspection Methods/Limitations

General: • Concealed electrical components are not part of a home inspection.

System ground: • Not found

Circuit labels:

- The circuits are not labeled at the panel



The circuits are not labeled at the panel

- The circuits are not labeled at the panel

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Observations/Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Operate All Electrical Fixtures At Final Walk-Through

SERVICE BOX, GROUNDING AND PANEL \ System grounding

11. Condition: • Not visible

Jumper wire over meter or connection to water pipe not observed. Also, recommend continuity be checked

Location: Various

Task: Consult a qualified, licensed electrician for further evaluation and repairs as needed

Time: Immediately

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

12. Condition: • Air conditioner label indicates maxium breaker should be 25 amps. The breakers are not labeled. However, the maximum breaker is 20 amps.

Implication(s): Tripped breaker

Location: Kitchen electrical panel

Task: Consult a qualified, licensed electrician for repairs

Time: Soon

DISTRIBUTION SYSTEM \ Outlets (receptacles)

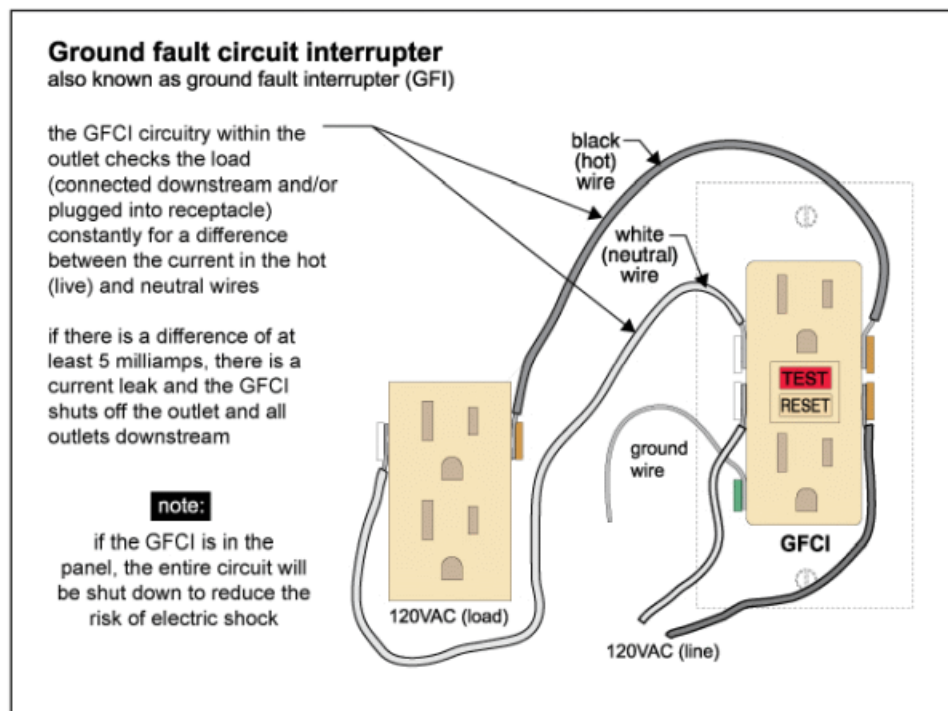
13. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Garage/kitchen

Task: consult a qualified, licensed electrician for repairs

Time: Discretionary





GFCI/GFI needed (Ground Fault Circuit...

14. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Many GFCI outlets on the exterior do not have covers and they are either inoperative or the test is faulty.

Implication(s): Electric shock

Location: Exterior various

Task: Consult a qualified, licensed electrician for repairs

Time: Immediately



No cover/ Faulty

DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • [Missing](#)

Missing or loose fitting plates.

Implication(s): Electric shock

Location: Various

ELECTRICAL

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Task: Repair

Time: Immediately



Missing plate

DISTRIBUTION SYSTEM \ Lights

16. Condition: • [Inoperative](#)

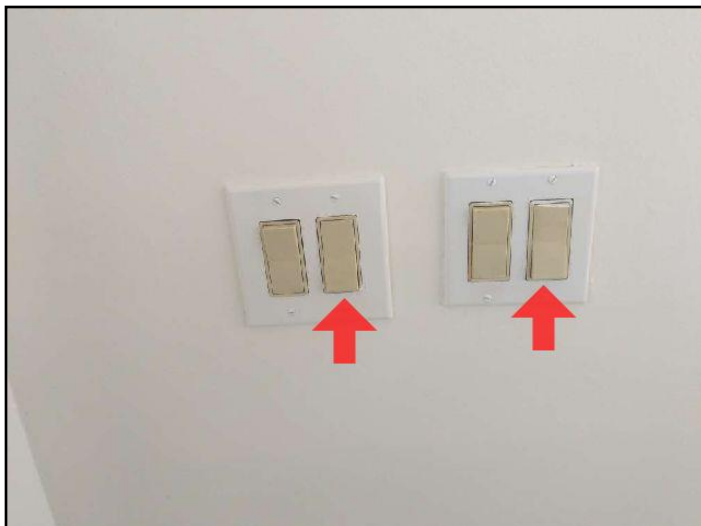
Light switches do not turn anything on. No light bulb in closet

Implication(s): Inadequate lighting

Location: Various

Task: Further evaluation needed

Time: Discretionary



What do they operate?

ELECTRICAL

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



No bulb

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

17. Condition: • Missing

Implication(s): Safety issue

Location: Various

Task: Provide

Time: Immediately

HEATING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

General: • Common area restricted, no access not inspected

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Comfortmaker



Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [65,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [8 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter • Exterior wall

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Double wall • Type B

Chimney liner: • [Cement](#)

Mechanical ventilation system for building: • Bathroom exhaust fan • Laundry room exhaust fan

Location of the thermostat for the heating system: • Living Room

HEATING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Inspection Methods/Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevents testing heating effectiveness

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers

Observations/Recommendations

CHIMNEY AND VENT \ Flue

18. Condition: • The chimney, is a faux chimney. The flashing material, which protects the roof from water intrusion is not visible. Further evaluation required.

Implication(s): Potential for water damage to structure/possessions

Location: Roof

Task: Consult a qualified, licensed roofer for further evaluation and repairs as needed

Time: Discretionary



Faux chimney

19. Condition: • Rust can be found around the roof of the faux chimney. The vent, near it is rusting. Finally, the top of the chimney has a hole and rust.

Implication(s): Potential for water damage to structure/possessions

Location: Roof

Task: Consult a qualified, licensed contractor for repairs

Time: Soon

HEATING

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Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

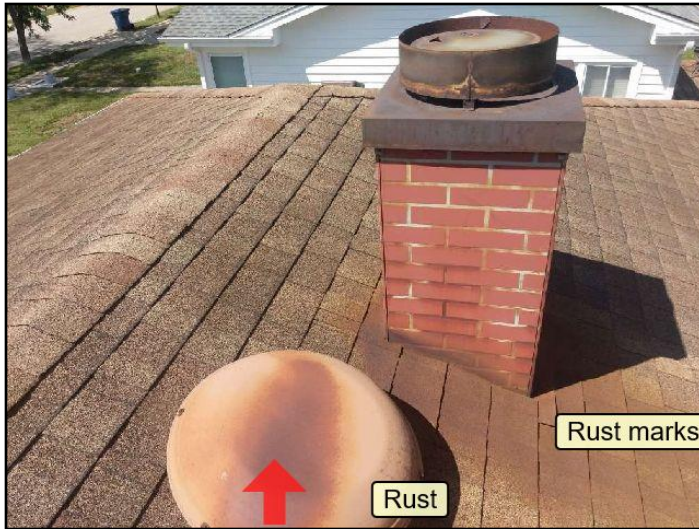
PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Rust



Hole in top of faux chimney

COOLING & HEAT PUMP

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Trane



Trane

Cooling capacity: • [1.5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 17 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [High](#)

Refrigerant type: • R-22

Condensate system: • Discharges into floor drain

Inspection Methods/Limitations

Inspection limited/prevented by: • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

INSULATION AND VENTILATION

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Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-8](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • None

Foundation wall insulation amount/value: • [None found](#)

Foundation wall air/vapor barrier: • None found

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation: • [Wall Vents](#)

Floor above porch/garage insulation material: • [Glass fiber](#)

Floor above porch/garage insulation amount/value: • [R-12](#)

Floor above porch/garage air/vapor barrier: • Plastic

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Inspection Methods/Limitations

Inspection limited/prevented by lack of access to:

- Attic

Piles of storage exists around the attic hatch, no access, limited inspection



Attic storage



Attic storage

INSULATION AND VENTILATION

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Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Attic storage

- Floor space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Observations/Recommendations

RECOMMENDATIONS \ General

20. Condition: • Recommend insulating water pipes and supply vents in the crawlspace

Implication(s): Potential for frozen pipes/ Improve comfort

Location: Crawlspace

Task: Consult a qualified, licensed insulation contractor for repairs

Time: Discretionary

INSULATION AND VENTILATION

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Uninsulated supply duct

ATTIC/ROOF \ Insulation

21. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Consult a qualified, licensed insulation contractor for repairs

Time: Discretionary

VENTILATION \ General notes

22. Condition: • Additional venting could be added to crawlspace, with insulation added to the ceiling of the above floors.

Implication(s): Comfort; reduced moisture in crawlspace

Location: Crawlspace

Task: Consult a qualified, licensed insulatin contractor for repairs

Time: Discretionary

PLUMBING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

General: • Our observation of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Crawlspace

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#) • Tank

Water heater location: • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Kenmore

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 21 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

Hot water temperature (Generally accepted safe temp. is 120° F):

• Less than 100° F



93 F degrees

PLUMBING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Hot water circulating system: • None

Waste disposal system: • [Public](#) • Conventional

Waste and vent piping in building: • [PVC plastic](#) • [Cast iron](#)

Pumps: • [Sump pump](#)

Floor drain location: • Near heating system • Near water heater

Gas piping: • Steel

Main fuel shut off valve at the: • North • Exterior • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Inspection Methods/Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features • Water features • Landscape irrigation system

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Water conditioning systems

Observations/Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • Test all plumbing fixtures at your final walk through

24. Condition: • An very important item to have done is get a video cam of the sewer lines surrounding the property. The video will help you determine whether the lines are blocked or damaged or give you a peace of mind about their condition. Recommend having catch basin (if present) cleaned and rodded. In addition, all drains should be cleaned out.

Location: Various

Task: Consult a qualified, licensed plumber to service

Time: Before end of inspection period

WATER HEATER \ General notes

25. Condition: • Given the age of the hot water heater, recommend having further evaluated with replacement/repairs as needed

Implication(s): Potential for water damage to structure/possessions

Location: Utility closet

Task: Consult a qualified, licensed plumber for further evaluation and replacement/repairs, as needed

Time: Soon

WATER HEATER \ Hot/cold piping

26. Condition: • [Rust](#)

PLUMBING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Implication(s): Leakage

Location: Utility closet

Task: Consult a qualified, licensed plumber for repairs

Time: Discretionary



Rust

FIXTURES AND FAUCETS \ Bathtub

27. Condition: • Hot and cold is reversed

Implication(s): Scalding

Location: Bathroom

Task: Consult a qualified, licensed plumber for repairs

Time: Discretionary



Hot/cold reversed

28. Condition: • The gold plating on the fixtures have been tarnished/damaged.

PLUMBING

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Implication(s): Cosmetic

Location: Bathroom

Task: Replace

Time: Discretionary



Gold plating less

INTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Major floor finishes:

- [Hardwood](#)

Bedroom s

- [Ceramic](#)

Kitchen, dining room, living room, hallway

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Wood

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • Metal-clad

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Cooktop fuel: • Gas

Appliances: • Refrigerator • Waste disposal • Microwave oven • Range • Cooktop • Freezer

Laundry facilities: • Washer • Dryer • Waste standpipe • Gas piping

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Inspection Methods/Limitations

Inspection limited/prevented by:

- Storage/furnishings



Furnishings



Furnishings

INTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

- New finishes/paint
- Storage in closets and cabinets / cupboards



Storage



Storage

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Appliances: • Self-cleaning features on ovens not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 0 %

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • This includes issues such as mold and lead.

Observations/Recommendations

RECOMMENDATIONS \ Overview

29. Condition: • Test all appliances at your final walkthrough.

30. Condition: • Recommend performing a final walk through inspection. Example: Punch list items repaired.

31. Condition: • You as a new homeowner should budget 1% of the value of the home value per year for repairs. Example if the home value is \$200,000 then try to set aside \$2,000 per year for potential repairs. This provides you resources for the inevitable.

INTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

FLOORS \ General notes

32. Condition: • Bouncy

Implication(s): Nuisance

Location: Dining area/living room

Task: Consult a qualified licensed floor contractor for repairs

Time: Discretionary

33. Condition: • The floor appears to be ceramic. The grout is cracking/loose

Implication(s): Trip hazard/loose flooring

Location: Living room/hallway

Task: Consult a qualified, licensed floor contractor for repairs

Time: Soon



Missing Grout

WINDOWS \ Glass (glazing)

34. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Roof

Task: Consult a qualified, licensed window contractor for repairs

Time: Discretionary



Thermo seal broken

DOORS \ Doors and frames

35. Condition: • [Weatherstripping missing or ineffective](#)

You can see light through the front door

Implication(s): Increased heating and cooling costs | Reduced comfort | Chance of water entering building

Location: Front door

Task: Consult a qualified, licensed door contractor for repairs

Time: Before winter



Light through door

INTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

DOORS \ Hardware

36. Condition: • [Missing](#)

Storm door re tractor missing.

Implication(s): System inoperative or difficult to operate

Location: Rear door

Task: Consult a qualified, licensed door contractor for repairs

Time: Discretionary



Re tractor missing

EXHAUST FANS \ General notes

37. Condition: • [Inoperative](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Kitchen

Task: Consult a qualified, licensed appliance contractor for repairs

Time: Discretionary



Exhaust fan inoperative

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

APPLIANCES \ Oven

38. Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Consult a qualified, licensed appliance contractor to replace

Time: Immediately



Inoperative

APPLIANCES \ Washing machine

39. Condition: • Old/Low quality hoses

Recommend steel braided type.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Laundry closet

Task: Consult a qualified, licensed appliance contractor for repairs

Time: Discretionary

INTERIOR

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

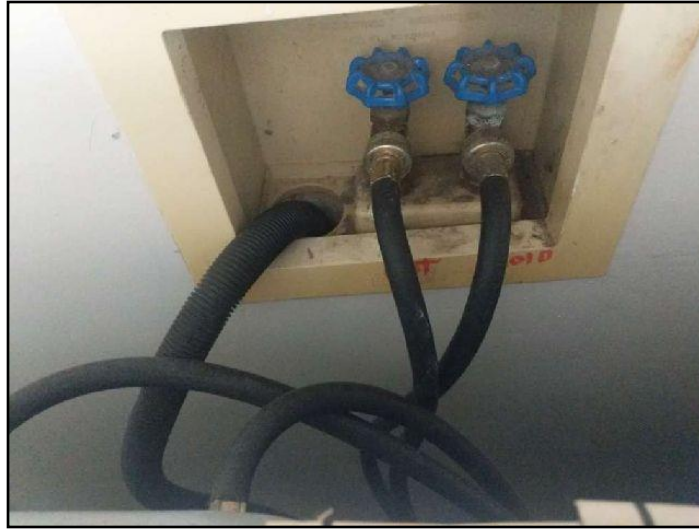
PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Old/Low quality hoses

APPLIANCES \ Dryer

40. Condition: • Dryer vent material not smooth wall

Implication(s): Equipment ineffective | Fire hazard

Location: Laundry closet

Task: Consult a qualified, licensed appliance contractor for repairs

Time: Discretionary



Dryer vent material not smooth wall

RECALLS

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Air Conditioner / Heat Pump:

- Trane



Trane

Furnace: • Comfortmaker



Water Heater: • Kenmore

Model number: 153.332462 Serial number: 800191481

Refrigerator:

- Frigidaire

RECALLS

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE



Frigidaire

SITE INFO

123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

Description

Weather: • Sunny

Approximate temperature: • 84°

Attendees: • Buyer • Seller • Buyer's Agent

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection.

END OF REPORT

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123 Main Street, Addison, IL August 16, 2021

Report No. 1418, v.2

www.clearviewinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

SITE INFO

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS