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IL. State License No. 051.0000135



Site Location:
001 American Lane

Northern IL. 12345

Client:
You're Name

Chicago area, IL 12345

Inspection Date: 1/7/05
Inspection Time: 9:30 AM

Job Number: Sample

Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

| | |
|---------------------|---|
| STYLE: | The predominant roof style of the structure. |
| Type: | Gable |
| Rating: | Acceptable |
| COVERING: | Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES. |
| Material: | Asphalt Shingle |
| Condition: | Roof ok --- Roof appears to be satisfactory, which means it may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age. |
| Rating: | Acceptable |
| SEEN FROM: | This section describes the method the inspector used to examine the roof and obviously affects the ability to observe any conditions. |
| Method: | Walked |
| Rating: | Acceptable |
| OVERHANG: | Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal. |
| Fascia: | Metal |
| Rating: | Acceptable |
| Soffits: | Metal |
| Rating: | Acceptable |
| FLASHING: | Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur. |
| Type: | Metal |
| Rating: | Acceptable |
| DRAINAGE: | This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present. |
| Type: | Metal |
| Rating: | Acceptable |
| Down Spouts: | Metal |
| Condition: | Discharge near foundation --- Downspout is discharging close to the foundation. This may cause water into the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation. Discharge underground --- Downspouts are discharging into a below grade drainage system. The drainage system is inaccessible and therefore not inspected. |
| Rating: | Monitor and repair as needed |

Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

- SERVICE:** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
- Type:** Overhead
Rating: Acceptable
- Entrance Mat:** Aluminum
Rating: Acceptable
- Ground:** Water Line
Rating: Acceptable
- Amps:** 100
- MAIN PANEL:** This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
- Type:** Breaker
Location: Basement
Amp Rating: 100
Volts: 120/240
- BRANCH WIRING:** The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.
- Type:** Conduit, Metallic (BX), Romex
Condition: **Open junction box** --- Open junction box was observed. All junction boxes should be covered.
Rating: Unsafe
- Material:** Copper
Rating: Acceptable
- INTERIOR COMP:** The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.
- Receptacles:**
Condition: **Open ground** --- Receptacle indicates an open ground and should be corrected. Location: basement, garage
Non grounding receptacles --- Older two- slot receptacles are in the building. It is recommended that older two-slot outlets be updated to the newer grounded three-slot outlets where possible, and that the three-slot to two-slot adapters not be used on any outlet. Location: garage
Rating: Unsafe

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

SERVICE: All heating equipment should be serviced annually.

Location: Basement
Rating: Acceptable

Age: 5 to 10 yrs
Rating: Acceptable

HYDRONIC: Hydronic systems circulate hot water or steam throughout the living spaces.

Boiler: Forced Hot Water
Condition: **Fired ok** --- Turned up thermostat, unit started and was functional.
Needs service annual --- Recommend heating technician to service system annually.
Relief pipe short --- Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level.
Rating: Monitor and repair as needed

Circulators: One
Rating: Acceptable

Distribution: Baseboard, Radiant Floor
Rating: Acceptable

FUEL: This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Natural Gas
Rating: Acceptable

Fuel Valve: At boiler
Rating: Acceptable

THERMOSTAT: This section reports the type and condition of the thermostat for the primary heating system of the structure.

Type: Mechanical
Rating: Acceptable

Location: Dining Room, Hall, Other
Rating: Acceptable

Zones: 3

HEATING FLUES: This section reports on the type and condition of the heating system flues.

Type: Metal
Rating: Acceptable

Summary

Exterior

PAVED AREAS

Sidewalks

Concrete

Acceptable

Steps

Concrete

Acceptable

Driveway

Concrete

Condition: Spalling

Condition: Settlement

Monitor and repair as needed

SIDING/TRIM

Siding

Brick

Metal

Condition: Dented

Condition: Mortar damage

Comments: Brick is stained and needs cleaning.

Maintenance Required

Trim

Metal

Wood

Condition: Paint failing

Maintenance Required

PORCH/DECK

Patio

Concrete

Acceptable

WINDOWS

Type

Wood

Condition: Paint failing

Condition: Window stuck

Maintenance Required

Glazing

Insulated Glass

Single Glass

Condition: Fogged

Monitor and repair as needed

DOORS

Entry

Wood

Acceptable

Storm Door

Metal

Condition: Lock repair

Maintenance Required

Other

Sliding Patio

Acceptable

GARAGE

Garage

Attached Garage

Condition: Unknown drain

Acceptable

Doors

Fiberboard

Acceptable

Opener

Automatic

Acceptable

FIRE DOOR

Type

Wood

Condition: No door closer

Unsafe

Roof

STYLE

Type

Gable

Hip

Acceptable

COVERING

Material

Asphalt Shingle

Condition: Roof ok

Acceptable

SEEN FROM

Method

Walked

Acceptable

OVERHANG

Fascia

Metal

Acceptable

Soffits

Metal

Acceptable

FLASHING

Type

Metal

Acceptable

DRAINAGE

Type

Metal
Acceptable

Down Spouts

Metal
Condition: Discharge near foundation
Condition: Discharge underground
Monitor and repair as needed

VENTILATION

Type

Roof
Condition: Minimal ventilation
Monitor and repair as needed

FLUES/VENTS

Chimney

Brick
Clay
Acceptable

Plumbing

Cast Iron
Acceptable

Structure

FOUNDATION

Type

Basement
Acceptable

Materials

Concrete
Acceptable

FLOORS

Joist

Solid Wood
Condition: Some finished areas
Acceptable

Beam

Steel
Acceptable

Sub Floor

Plywood
Condition: Some finished areas
Acceptable

Column

Steel
Acceptable

Foundation

Concrete
Condition: Some finished areas
Acceptable

INSULATION

Walls

Not Observed
Condition: Some finished areas
Acceptable

Floor

Fiberglass
Condition: Some finished areas
Acceptable

WATER CONTROL

Methods

Floor Drains
Sump Pump
Acceptable

WALLS

Exterior

Frame
Acceptable

Electrical

SERVICE

Type

Overhead
Acceptable

Entrance Mat

Aluminum
Acceptable

Ground

Water Line
Acceptable

BRANCH WIRING

Type

Conduit
Metallic (BX)
Romex
Condition: Open junction box
Unsafe

Material

Copper
Acceptable

INTERIOR COMP

Receptacles

Condition: Open ground
Condition: Non grounding receptacles
Unsafe

Closet Lights

Condition: Exposed closet light
Monitor and repair as needed

GFI

Condition: No GFCI
Unsafe

Detector

Condition: Smoke detector present
Acceptable

EXTERIOR COMP

Receptacles

Condition: No GFCI
Unsafe