



Inspection Report

Prepared For:
John Smith

Property Address:
15100 W Lover Lane
Anytown, IL

Bottom-Up Home Inspection & Consulting Services LLC

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A handwritten signature in black ink, appearing to read "T.C. Connors".

Date: 2/2/2010	Time: 1:00 PM	Report ID: 10022001
Property: 15100 W Lover Lane Anytown, IL	Customer: John Smith	Real Estate Professional: Personnal Referral

Comment Key or Definitions

The following definitions of comment descriptions represents this inspection report. Inspection report describes the condition of the property at the time the inspection assessment is performed. Compared to other houses of similar age and quality. Be sure to review the report and contact us immediately for any clarifications. Neither the inspection assessment nor the inspection report should be solely relied upon or used to make decisions for purchasing the property. The inspection assessment and the inspection report is property of the client and is not transferable to any other party. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified contractor. The inspector does not have knowledge as to the repair or replacement costs of those stated items.

Reviewed (RV) = Component(s) in this category were inspected and appeared to be functioning normally at the time of the inspection

Not Applicable (NA)= Component(s), not applicable for this home inspection or not visible or readily accessible. Utilities supply turned off, no flow, items not operated or inspected

See Comments (SC)=Comments provided below may apply to a portion of a system or component or only to certain items within the category. Monitoring, minor maintenance, repairs, replacement or further evaluation by a qualified contractor may be recommended or suggested

Client(s)/ Representative Present:

Yes

Status:

Occupied

Building Style:

Ranch

Age Range:

40-100 years

Weather:

Snowing

Temperature:

30-44

Inspection category:

House Inspection (detached)

1. EXTERIOR

Home inspector shall observe: wall cladding, flashings, and trim; entryway doors, decks, balconies, stoops, steps, porches and applicable railings; vegetation, grading, drainage, driveways, patios and walkways with respect to their effect on the condition of the building. Home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		RV	N/A	SC	Styles & Materials
1.0	FOUNDATION/ SLAB	X		X	WALL CLADDING MATERIAL: METAL BRICK/ STONE VENEER
1.1	WALL STRUCTURE	X		X	DRIVEWAY: PAVED/POURED
1.2	WALL CLADDING	X		X	
1.3	EAVES, SOFFITS, FASCIAS, FLASHING, TRIM	X			
1.4	WINDOWS/WELLS (Exterior)	X		X	
1.5	STOOPS/PORCHES/PATIOS	X		X	
1.6	DECKS/BALCONIES	X		X	
1.7	OTHER	X		X	

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

1.0 Foundation, cracks, normal, typical, keeping cracks properly sealed

1.1 Platform Construction

1.2 Wall cladding material, contact with the soil or mulch, does not breathe, could trap moisture, decay over time, south

Weep holes for the stone/brick veneer is sealed or blocked with debris/soil, remove to allow moisture to exit the structure, south

Brick veneer stone cap(s), loose, mortar joints loose or deteriorating, mortar secures the stone to the top of the wall, prevents moisture intrusion and damage, repair as needed, multiple locations

Wall cladding components, chipping paint, bare wood, keep all wood surfaces properly sealed, prevent decay, water intrusion, damage, garage

1.4 Window glazing compound, deteriorated, not installed, secures the glass to the sash, prevents wind (drafts) and moisture intrusion, normal and typical for age, repair as needed, dining

1.5 Stoop components, not secure, repair as needed, south tiles

1.6 Deck components, unprotected from the elements, suggest cleaning and sealing with paint, stain or waterproof sealant, will increase it's life expectancy

1.7 Exterior spigot, disconnect hose, prior to the freezing season, help prevent damaging the supply piping

Exterior components, inspected and reported with the above information. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

2. ROOF COMPONENTS

Home inspector shall observe: roof covering, eaves, soffits and fascia; roof drainage systems; flashings; skylights, chimneys, and roof penetrations. Home inspector shall: describe the type of roof covering materials; and report the methods used to observe the roofing. Home inspector is not required to: walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		RV	N/A	SC	Styles & Materials
2.0	ROOF COVERINGS	X		X	VIEWED ROOF COVERING FROM: GROUND BINOCULARS
2.1	ROOF VENTILATION	X			ROOF COVERING: ASPHALT/ FIBERGLASS SHINGLES 2 LAYERS OF ROOFING
2.2	SKYLIGHTS/CHIMNEYS/ROOF PENETRATIONS	X			
2.3	FLASHINGS	X			ROOF-TYPE: GABLE
2.4	DRAINAGE SYSTEM	X		X	
2.5	OTHER		X		VENTILATION: SQUARE/ ROUND ROOF VENTS POWER VENT
					CHIMNEY (exterior): METAL VENT PIPE PVC VENT PIPE

RV=Reviewed, N/A=Not Applicable, SC=See Comment

Comments:

2.0 Roof components, covered, not fully visible, not inspected

2.4 Drainage system, downspout(s), extend past the landscaping area or 6 feet from the structure, help keep water away

Gutter, dripping, leaking water, repair as needed, garage

Roof and components, inspected and reported with the above information. Home inspector makes every effort to find all areas of concern, some areas can go unnoticed. Weather conditions during the inspection can present the roof coverings and skylights to be leak proof. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

3. GARAGE

Home inspector shall observe: wall cladding, flashings, and trim; roof covering; roof drainage systems; flashings; doors and windows; garage door operators; eaves, soffits, and fascias; and vegetation, driveways and walkways (some items may appear in the exterior components section) with respect to their effect on the condition of the building. Home inspector shall: operate garage doors manually or by using permanently installed control devices. Home inspector is not required to: move automobile(s), personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		RV	N/A	SC	Styles & Materials
3.0	ROOF COMPONENTS		X		GARAGE TYPE: ATTACHED
3.1	WALL CLADDING COMPONENTS		X		VEHICLE DOOR MATERIAL: WOOD/ COMPOSITE/ HARDBOARD
3.2	VEHICLE DOOR(S)	X			INTERIOR MAN-DOOR: WOOD
3.3	VEHICLE DOOR POWER OPERATOR(S)	X		X	EXTERIOR MAN-DOOR: METAL
3.4	MAN DOOR(S)	X		X	
3.5	CEILINGS AND WALLS	X		X	
3.6	FLOORS AND FOUNDATION	X			
3.7	OTHER		X		

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

3.3 Vehicle door power opener, down force (automatic auto reverse safety feature), not operating as designed, repair as needed

3.4 Garage man door, not operated, not inspected, locked or blocked with storage

3.5 Wall(s) or ceiling, prior water marks, not active, monitor for changes, repair if needed

Garage and components, inspected and reported with the above information. Lack of maintenance, high usage, poor quality, incorrect installation can alter the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

4. ATTIC

Home inspector shall observe: roof structure; roof sheathing; ventilation of attics passive and mechanical; electrical junction boxes, knob and tube wiring and lights. Home inspector is not required to disturb insulation or vapor retarders; operate mechanical ventilation system; move storage that obstructs access or visibility; enter an area that could damage the building or harm the inspector.

		RV	N/A	SC	Styles & Materials
4.0	ATTIC ACCESS	X		X	ROOF STRUCTURE: ENGINEERED WOOD TRUSS PLYWOOD SHEATHING
4.1	ATTIC AREA	X		X	METHOD OF OBSERVATION: WALKED
4.2	ROOF STRUCTURE	X			ATTIC INSULATION: FIBERGLASS CELLULOSE
4.3	ROOF SHEATHING	X			
4.4	INSULATION	X		X	
4.5	VENTILATION OF ATTIC (passive and mechanical)	X		X	
4.6	OTHER		X		

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

4.0 Attic access location, closet,

4.1 Attic space, prior water marks, not active, monitor for any changes, repair if needed

4.4 Attic, access door, not insulated, insulating the door will prevent condition air from escaping into the attic space

4.5 Roof vent(s), dirty, obstructed, air flow is restricted, clean or repair as needed

Mechanical vent(s), thermostatically controlled (temperature in the attic space might have been below the setting), not operating/functioning during the inspection

Attic area and components, inspected and reported with the above information. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

5. BATHROOM(s)

Inspector shall observe walls, ceiling, floor, ventilation, sink drain and water distribution. Home inspector shall operate; toilet, tub faucet; sink faucet, shower faucet and whirlpool tub when applicable and report signs of abnormal or harmful water penetration (if visual at the time of inspection).

		RV	N/A	SC	Styles & Materials VENTILATION: FAN WINDOW/ SKYLIGHT
5.0	BATHTUB AREA	X		X	
5.1	TUB DRAIN/ FAUCET	X			
5.2	SHOWER STALL	X		X	
5.3	SHOWER DRAIN/ FAUCET	X			
5.4	SINK BASE AND CABINETRY	X		X	
5.5	SINK DRAIN/ FAUCET	X		X	
5.6	TOILET	X		X	
5.7	VENTILATION	X		X	
5.8	SURFACES	X			

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

5.0 Bathtub tile(s) or components, keep sealed to help prevent moisture penetration, main bath

5.2 Shower stall components, keep properly sealed, prevent moisture penetration, damage, master

Shower stall pan weep holes, sealed, suggest removing the blockage to allow moisture to egress, master

5.4 Sink components caulk, not installed, deteriorated, keep sealed to help prevent moisture penetration or damage, master

5.5 Sink mechanical stopper, not installed, not operating as designed, master

Sink drain piping, shall have smooth uniform self cleaning internal waterways, flexible style installed, could cause back-ups or blockage, replacement is recommended, master, lower

5.6 Toilet, not secure to the floor, suggest tighten the anchor bolts, master

5.7 Mechanical power vent grill, absent, not installed, repair as needed, main bath

Bathroom area and components, inspected and reported with the above information. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

6. SOLID FUEL APPLIANCE

Home inspector shall observe; solid fuel appliance and components, including vent systems, flues, chimney and firebox. Home inspector shall describe; solid fuel burning appliance. Home inspector is not required to inspect; fire screen and door, seal and gasket; interior of flue and chimney; automatic fuel feed device; mantel and fireplace surround; ignite or extinguish fire.

RV N/A SC **Styles & Materials**
SOLID FUEL APPLIANCE:
 NONE

6.0	CHIMNEY		X	
6.1	DAMPER		X	
6.2	FIRE BOX		X	
6.3	HEARTH		X	

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Solid fuel appliance and components of the home are inspected and reported with the above information. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

7. KITCHEN

Home inspector shall observe: walls, ceiling, and floors; countertops and cabinets; built in kitchen appliance; outlet and service whip. Home inspected is not required to operate appliance. Home inspector is not required to inspect: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window type treatments.

		RV	N/A	SC	Styles & Materials
7.0	VENTILATION	X			VENTILATION: CIRCULATING
7.1	RANGES/OVENS/COOK-TOPS	X			CABINERY: WOOD
7.2	FLOOR	X			COUNTERTOP: TILE/ LIMESTONE/ ROCK
7.3	CABINETS AND COUNTERTOPS	X		X	
7.4	FAUCET	X			
7.5	SINK AND DRAIN	X			
7.6	DISHWASHER	X			
7.7	FOOD WASTE DISPOSER	X			

RV N/A SC

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Comments:**7.3 Wellborn brand**

Kitchen and components, inspected and reported with the above information. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluations or repair issues as it relates to the comments in this inspection report.

8. INTERIOR

Home inspector shall observe: walls, ceiling, and floors; steps, stairways and railings. Home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration (if visual at the time of inspection) into the building. Home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window type treatments.

		RV	N/A	SC	Styles & Materials
8.0	CEILINGS/WALLS	X		X	CEILING MATERIAL: SHEET ROCK
8.1	WINDOWS (representative sampling)	X		X	WALL MATERIAL: SHEET ROCK
8.2	INTERIOR DOORS	X			FLOOR COVERING(s): CERAMIC/ QUARRY/ STONE WOOD/ BAMBOO
8.3	FLOORS	X			
8.4	HEAT SOURCE AVAILABLE IN HABITABLE ROOMS	X			WINDOW TYPES: SINGLE PANE STORM WINDOWS THERMAL/INSULATED
8.5	STEPS, STAIRWAYS AND RAILINGS	X		X	
8.6	EXTERIOR DOORS	X		X	
8.7	OTHER		X		

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

8.0 Walls or ceilings, prior repairs, monitor for change, repair if needed

8.1 Window, thermal insulated unit(s), broken glass, broken seal, not functioning as designed, repair as needed, master east

Screen(s), not installed, check with current owner for quantity and location

Storm window(s), weep (drainage) holes, sealed, obstructed, multiple locations, repair as needed, dining

8.5 Stairway components, guard rails, not installed, suggest repair for safety concerns, lower

8.6 Exterior door(s) dead bolt, double keyed, safety issue for a quick exit if the key is not in place, recommend changing, garage man door

Interior and components, inspected and reported with the above information. Home inspector makes every effort to find all areas of concern, some components of the home were not fully visible or readily accessible due to large quantities of storage, furniture or personal items. The inspection does not involve the moving furniture or inspecting behind furniture, area rugs or areas obstructed from view.

9. ELECTRICAL SYSTEM

Home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit wiring, branch over current devices. The operation of a representative number of receptacles and test ground fault circuit interrupters if available. Home inspector shall describe: service amperage and voltage. Service supply lateral or drop; and location of main and distribution panels. Low voltage components are not part of this home inspection.

		RV	N/A	SC	Styles & Materials
9.0	PRIMARY/ SECONDARY SERVICE PANELS	X		X	SERVICE CONDUCTORS: SERVICE LATERAL COPPER 120/240 VOLTS
9.1	SERVICE ENTRANCE CONDUCTORS	X			
9.2	OVER-CURRENT PROTECTION/ GROUNDING	X			OVER CURRENT PROTECTION: CIRCUIT BREAKERS
9.3	BRANCH CIRCUIT WIRING	X			
9.4	LIGHT FIXTURE(S) OR SWITCH(S)	X		X	PANEL CAPACITY: 100 AMP
9.5	RECEPTACLES (representative sampling)	X		X	BRANCH WIRE: COPPER
9.6	DETECTOR(S)	X		X	WIRING METHODS: METALLIC
		RV	N/A	SC	

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

9.0 Primary service panel (breaker/ fuse box), located in the basement, for your information and safety

Primary service panel, 100 amp breaker installed, panel size is for 200 amps, no back burning, recommend further evaluation by a qualified contractor

9.4 Basement ceiling pull light switch, not secure, repair as needed, ejector pit

9.5 Exterior receptacle cover, not installed, repair for safety concerns, deck

9.6 Detector(s) should be tested and batteries changed regularly to insure proper operation, for more of Tim's Tips please visit www.bottomuphomeinspection.com

FOR THE LIVE IN OR ABSENTEE PROPERTY OWNER; Illinois Carbon Monoxide Alarm Detector Act is effective January 1, 2007, It requires that every dwelling unit be equipped with at least one approved carbon monoxide alarm/ detector in an operating condition within 15 feet of every room used for sleeping purposes..., suggest replacement every 5 years to benefit from the latest technology upgrades, test the detector regularly and replace batteries as needed, more information on CO Alarm/ Detector www.knowaboutco.com/edu.html fuel burning appliances should be used correctly and properly maintained, replacement of a defective fuel burning appliances is recommended

Detector(s), not installed, not complete, safety hazard, install for safety concerns

Electrical system and components, inspected and reported with the above information. Home inspector makes every effort to find all areas of concern, some components of the home are not fully visible or readily accessible due to storage, furniture or personal items The inspection does not involve moving furniture, inspecting behind furniture or areas obstructed from view. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. It is recommended that qualified contractors be used in the evaluation or repair issues as it relates to the comments in this inspection report.

10. PLUMBING SYSTEM

Home inspector shall observe: interior water supply and distribution system, including: piping materials, fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including; leaks and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; flues, and vents. Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, leaks; and sump pumps. Home inspector shall describe; location of main water supply shutoff device; water supply, drain, waste, and vent piping materials; water heater energy source. Home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets; water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas; swimming pools; solar water heating equipment.

		RV	N/A	SC	Styles & Materials
10.0	WATER VALVE	X		X	PLUMBING DISTRIBUTION: COPPER MIXED
10.1	WATER SUPPLY PIPING	X			WASTE/VENT/DRAIN: PLASTIC COPPER MIXED
10.2	WASTE AND VENT PIPING	X			
10.3	WATER HEATER(s)	X			WATER HEATER POWER SOURCE: NATURAL GAS
10.4	GAS/ FUEL VALVE	X		X	
10.5	GAS/ FUEL PIPING	X			CAPACITY: 50 GALLON
10.6	SUMP PUMP	X		X	
10.7	OTHER	X		X	

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

10.0 Primary water valve location, utility room, for your information and safety

10.4 Primary fuel supply valve location, exterior wall for your information and safety

10.6 Sump pit, protected by a battery type back-up system that will require periodic testing and maintenance

Sump pit water level is higher than the inlet pipe, water is trapped in the drainage system, suggest lowering of the pump or evaluation by a qualified contractor

Sump pit cover, not installed, safety hazard, repair as needed

Sump pump, piped into the city sewer line, check with Local Governing Agency if this is acceptable

10.7 Clothes dryer vent piping, cleaning the interior side, helps prevent lint build up and reduces drying time, dirty dryer vents is one of the leading causes of fire, for more of Tim's Tips please visit www.bottomuphomeinspection.com

Clothes dryer flexible vent connector, slinky style, plastic or metal covering, safety issue, suggest changing to semi-ridged or ridged type

Plumbing and components, inspected and reported with the above information. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Lack of maintenance, high usage, poor quality, incorrect installation can alter the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluation or repair issues as it relates to the comments in this inspection report.

11. HEATING/ COOLING SYSTEM

Home inspector shall observe permanently installed HVAC systems including: heating and cooling components; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; heat and cool distribution systems including fans, pumps, ducts and piping, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each habitable room. Home inspector shall describe: energy source; heating and cooling equipment and distribution type. Home inspector shall operate the systems using normal operating controls. Home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. Home inspector is not required to: operate automatic safety controls; ignite or extinguish solid fuel fires; or observe: humidifiers; electronic air filters; inspect heat exchangers or the uniformity or adequacy of heating or cooling supply to the various rooms.

		RV	N/A	SC	Styles & Materials
11.0	HEATING EQUIPMENT	X		X	HEATING ENERGY SOURCE: NATURAL GAS
11.1	COOLING EQUIPMENT	X		X	HEAT SYSTEM BRAND: HEIL
11.2	THERMOSTAT(S)	X			Serial # : AD61759687
11.3	FURNACE FLUES/VENTS	X			TYPE OF EQUIPMENT: FORCED AIR
11.4	DISTRIBUTION (air, fluids)	X			COOLING ENERGY SOURCE: ELECTRICITY
		RV	N/A	SC	TYPE OF EQUIPMENT:
					COOLING SYSTEM

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

11.0 Heating System, prior to installing or using an after market filter, check with the owners manual to verify that the filter meets their guidelines or specifications, for more of Tim's Tips please visit www.bottomuphomeinspection.com

11.1 Cooling system, operating this time of year could cause damage, outside temperature must be at least 65 degrees for 24 continuous hours prior to operation, we suggest that you obtain assurance from the current owner that it functions as designed

11.2 Thermostat battery, for proper operation of the system, batteries(s) should be changed regularly, for more of Tim's Tips please visit www.bottomuphomeinspection.com

HVAC system and components inspected and reported with the above information. Home inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling components that would otherwise reveal something only a qualified heat contractor would discover. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in the evaluation or repair issues as it relates to the comments in this inspection report.

12. FOUNDATION

Home Inspector shall observe structural components including foundations, floors, walls, columns. Enter under floor crawl spaces, basements, except when access is obstructed, when entry could damage the building, or when dangerous or adverse situations is suspected. Home inspector is not required to: enter any area or perform any procedure that may damage the building or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		RV	N/A	SC	Styles & Materials
12.0	BASEMENT/ CRAWLSPACE	X		X	MAIN FLOOR STRUCTURE: NOT VISIBLE WOOD JOISTS PLYWOOD SHEATHING
12.1	SLAB		X		
12.2	SURFACES	X		X	COLUMNS/BEAMS: NOT VISIBLE
12.3	COLUMNS AND BEAMS		X		FOUNDATION: CONCRETE
12.4	JOISTS/FLOOR SHEATHING		X		
12.5	BASEMENT/ CRAWL SPACE (Moisture condition)	X		X	
12.6	OTHER		X		

RV N/A SC

RV=Reviewed, N/A=Not Applicable, SC=See Comments

Comments:

12.0 Basement area bedroom(s), escape window,not installed at this location(s), should not be used as bedroom(s), no egress in case of an emergency

12.2 Foundation surface components, below grade, finished, could conceal defects, not visible, not inspected

Foundation surface components, below grade, finished, could conceal defects, not visible, not inspected, items 12.3 and 12.4 not applicable

12.5 Basement finished perimeter walls, tested for moisture, no active moisture detected, testing device, Lignomat Mini Ligno S invasive moisture meter

Structure components, inspected and reported with the above information. Components listed above may not have been visible or readily accessible; storage, finished walls or ceilings, shelving or personal items prevented the inspector from evaluating these components. Illinois has four seasons and a change in weather conditions can bring hidden defects to the forefront; rain, lack of rain, snow or cold temperatures can change or effect the condition of the home at the time of inspection. Lack of maintenance, high usage, poor quality, incorrect installation can altar the life of Appliance(s) and/or Mechanical equipment. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in the evaluation or repair issues as it relates to the comments in this inspection report.

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General Summary



Bottom-Up Home Inspection & Consulting Services LLC

Lic.#450.000151 exp.11.30.2010 ASHI #212384

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Naperville IL 60565
630.305.3055**

www.bottomuphomeinspection.com

Customer
John Smith

Property Address
15100 W Lover Lane
Anytown, IL

Property components listed below are in the opinion of the Inspector to be repaired, replaced, monitored or further evaluation by a qualified contractor; Suggested or recommended repairs are determined by, not functioning as designed, defective, safety or upgrading to today's standards; Summary is not the entire report; Report may include other concerns and additional information that is specific to this property; Recommend that the Client(s) read the complete report.

1. EXTERIOR

1.2 WALL CLADDING

Reviewed, See Comments

Wall cladding material, contact with the soil or mulch, does not breathe, could trap moisture, decay over time, south

Weep holes for the stone/brick veneer is sealed or blocked with debris/soil, remove to allow moisture to exit the structure, south

Brick veneer stone cap(s), loose, mortar joints loose or deteriorating, mortar secures the stone to the top of the wall, prevents moisture intrusion and damage, repair as needed, multiple locations

Wall cladding components, chipping paint, bare wood, keep all wood surfaces properly sealed, prevent decay, water intrusion, damage, garage

1.7 OTHER

Reviewed, See Comments

Exterior spigot, disconnect hose, prior to the freezing season, help prevent damaging the supply piping

3. GARAGE

3.3 VEHICLE DOOR POWER OPERATOR(S)

Reviewed, See Comments

Vehicle door power opener, down force (automatic auto reverse safety feature), not operating as designed, repair as needed

4. ATTIC

4.5 VENTILATION OF ATTIC (passive and mechanical)**Reviewed, See Comments**

Roof vent(s), dirty, obstructed, air flow is restricted, clean or repair as needed

Mechanical vent(s), thermostatically controlled (temperature in the attic space might have been below the setting), not operating/functioning during the inspection

5. BATHROOM(s)**5.5 SINK DRAIN/ FAUCET****Reviewed, See Comments**

Sink mechanical stopper, not installed, not operating as designed, master

Sink drain piping, shall have smooth uniform self cleaning internal waterways, flexible style installed, could cause back-ups or blockage, replacement is recommended, master, lower

5.7 VENTILATION**Reviewed, See Comments**

Mechanical power vent grill, absent, not installed, repair as needed, main bath

8. INTERIOR**8.1 WINDOWS (representative sampling)****Reviewed, See Comments**

Window, thermal insulated unit(s), broken glass, broken seal, not functioning as designed, repair as needed, master east

Screen(s), not installed, check with current owner for quantity and location

Storm window(s), weep (drainage) holes, sealed, obstructed, multiple locations, repair as needed, dining

9. ELECTRICAL SYSTEM**9.0 PRIMARY/ SECONDARY SERVICE PANELS****Reviewed, See Comments**

Primary service panel (breaker/ fuse box), located in the basement, for your information and safety

Primary service panel, 100 amp breaker installed, panel size is for 200 amps, no back burning, recommend further evaluation by a qualified contractor

9.4 LIGHT FIXTURE(S) OR SWITCH(S)**Reviewed, See Comments**

Basement ceiling pull light switch, not secure, repair as needed, ejector pit

9.5 RECEPTACLES (representative sampling)**Reviewed, See Comments**

Exterior receptacle cover, not installed, repair for safety concerns, deck

9.6 DETECTOR(S)**Reviewed, See Comments**

Detector(s) should be tested and batteries changed regularly to insure proper operation, for more of Tim's Tips please visit www.bottomuphomeinspection.com

FOR THE LIVE IN OR ABSENTEE PROPERTY OWNER; Illinois Carbon Monoxide Alarm Detector Act is effective January 1, 2007, It requires that every dwelling unit be equipped with at least one approved carbon monoxide alarm/ detector in an operating condition within 15 feet of every room used for sleeping purposes..., suggest replacement every 5 years to benefit from the latest technology upgrades, test the detector regularly and replace batteries as needed, more information on CO Alarm/ Detector www.knowaboutco.com/edu.html fuel burning appliances should be used correctly and properly maintained, replacement of a defective fuel burning appliances is recommended

Detector(s), not installed, not complete, safety hazard, install for safety concerns

10. PLUMBING SYSTEM

10.6 SUMP PUMP

Reviewed, See Comments

Sump pit, protected by a battery type back-up system that will require periodic testing and maintenance

Sump pit water level is higher than the inlet pipe, water is trapped in the drainage system, suggest lowering of the pump or evaluation by a qualified contractor

Sump pit cover, not installed, safety hazard, repair as needed

Sump pump, piped into the city sewer line, check with Local Governing Agency if this is acceptable

10.7 OTHER

Reviewed, See Comments

Clothes dryer vent piping, cleaning the interior side, helps prevent lint build up and reduces drying time, dirty dryer vents is one of the leading causes of fire, for more of Tim's Tips please visit www.bottomuphomeinspection.com

Clothes dryer flexible vent connector, slinky style, plastic or metal covering, safety issue, suggest changing to semi-ridged or ridged type

12. FOUNDATION

12.0 BASEMENT/ CRAWLSPACE

Reviewed, See Comments

Basement area bedroom(s), escape window, not installed at this location(s), should not be used as bedroom(s), no egress in case of an emergency

Neither the inspection, report nor the repairs should be solely relied upon or used to make decisions for purchasing the property; Human error could occur in transferring information to this page, suggest the Client(s) read the full report; Components listed above are based on current or prior conditions; Client(s) should review the above list and change if needed; Home Inspector does not offer warranties or guarantees of any kind.

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