



B Safe Home Inspections of Illinois, Inc
License: 451.0000836 Expires 11/30/2020
27 Fairview Lane
Springfield, Illinois 62711-8455
Phone: (217) 321-1000
Fax: (217) 321-2000



Client: Grant Hammer

**Property Located At:
4285 North Walnut Street Road
Springfield, Illinois 62707**

Inspection Date: April 25, 2019

Property Inspected by Timothy J. Kearney
License # 450000317 Expires 11/30/2020

Pre-Inspection

WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

On the following pages, you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard.

When items are rated, the categories are as follows: **Satisfactory, Satisfactory/Fair, Marginal/Fair, Poor and Unknown.**

The inspector will often make recommendations to repair or upgrade specific items or systems. (E.g., upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

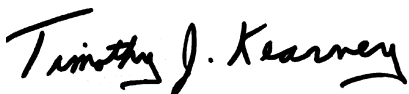
All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Consult a qualified contractor for an exact estimate of cost of repair.

Before each category in the report, there is a brief description of what is included in the inspection of that category. E.g., the exterior category contains items such as windows, doors and trim. Check each description prior to reviewing the findings.

This report can be printed off or enlarged for easier reading

See also pre inspection addendum towards the end of this report.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at (217) 321-1000.



Company Representative

Table of Contents

Summary

Summary Report

Main Report:

Exterior

Roof

Structure

Electrical

Plumbing

Heating

A/C

Kitchen

Bath

Interior

Invoice for Services

Inspection Agreement

Wood Boring Insects Report (In a separate attachment if ordered)

Summary

This section is used for a quick overview. There are five ratings for this report: Satisfactory, Satisfactory/Fair, Marginal/Fair, Poor and Unknown. The Marginal/Fair rating means that the item needs some repair or maintenance or if a minor item needs replaced.

Problems will be found in homes of all ages, since they are man-made structures comprised of man-made and natural materials. If your home were inspected, problems would be found. Major problems are the main focus of this report; some minor items may be overlooked. Some items that can and have been tolerated may have been identified for your awareness, while others may require attention that is more urgent. All items listed in this report as not satisfactory, should be further evaluated by an expert in that field and repaired or replaced as needed.

You are advised to operate and check all systems and equipment just before closing on the property, as failures and defects sometimes occur in the time period between the inspection and the closing and the moving process. Systems, particularly heating, plumbing, and plumbing connected to appliances have been known to fail in vacant houses.

This inspection does not include a test for mold, mildew, or asbestos. If radon, septic or well tests were ordered, the results will be sent separately.

Kitchen appliances are simply examined to see if they are running at the time of the inspection and are not extensively inspected. There is no way of knowing when a unit or its component(s) such as a motor, pump or element will fail. If any conditions are listed, a qualified contractor should further evaluate and correct as needed.

On a new home, we also recommend you check with the City Of Springfield, for all completed inspections including the final inspection.

The following summary report is for a brief review only and I urge all parties involved to read the main report.

WE DO NOT INSPECT GAS LINES OR CHECK FOR GAS LEAKS.

WE DO NOT INSPECT FOR CODE VIOLATIONS

IT IS RECOMMENDED THAT ANY ITEMS FOUND DURING THE INSPECTION TO BE MARGINAL OR POOR, BE FURTHER EVALUATED BY A CERTIFIED PROFESSIONAL IN THAT AREA.

Summary Report

Comments: Most everything in building is original and at or past normal life expectancy: roof, furnace, AC, septic, etc. It is time to do some updating or replacement of items see list below. This building needs a new roof and some plumbing updating just to be functional.

Exterior

LANDSCAPING

Site

Level

Condition: Low areas

Condition: Negative drainage

Condition: Neutral drainage

Comments: Negative grade along side of home.

Marginal/Fair

PAVED AREAS

Sidewalks

Concrete

Comments: Small lip from walk to parking lot. One brick height difference. Small settlement to porch.

Marginal/Fair

Steps

Wood Steps

Comments: Rear steps missing center riser. Wood starting to decay. Slick with moss on surface.

Marginal/Fair

Driveway

Concrete

Comments: Special rock is cracking, pot holes and crumbling. Pavers in parking area okay except along edge a area where snow plow pushed them out of position.

Marginal/Fair

SIDING/TRIM

Siding

Vinyl

Comments: Clean off moss and mildew as part of regular maintenance.

Marginal/Fair

Trim

Wood

Metal

Vinyl

Comments: Trim missing and damaged front dormer.

Marginal/Fair

PORCH/DECK

Porch

Front porch open style

Comments: Porch columns have enough rot and insect and bird damage that is no longer supporting anything. Time to replace.
Marginal/Fair

Deck

First Level

Comments: Ledger board for a deck along rear of home. Just installed temporary steps off rear of building.
Marginal/Fair

GARAGE

Garage

None

Comments: No garage.
Marginal/Fair

Roof

COVERING

Material

Composite shingle

Condition: Alligatoring

Condition: Cupping or curling

Condition: Granule loss

Condition: Leakage noted

Condition: Lifted nails

Condition: Missing/cracked shingle

Condition: Replacement needed

Condition: Contractor evaluate

Comments: Roof old and time to replace. Could do some patching/replacing of cap shingles and roof boots, etc. My opinion is that it is time for a new roof. See photos. Currently leaking at ridge cap and boot flashings etc.

Marginal/Fair

OVERHANG

Fascia

Metal

Condition: Loose trim

Comments: Loose and missing piece in gable.

Marginal/Fair

DRAINAGE

Down Spouts

Metal

Comments: Need extended or re-position and/or catch in rain barrels.

Marginal/Fair

FLUES/VENTS

Chimney

Metal

Comments: Rusty metal chimney cap. Time to properly update.

Marginal/Fair

Plumbing

Roofing material

Condition: Neoprene Boot Split

Comments: Boot split and leaking.

Marginal/Fair

Structure

FLOORS

Column

Steel

Condition: Post inverted

Condition: Temporary support

Condition: Contractor evaluate

Comments: Two steel posts that were added not correct. Inverted and may not be on footing.

Marginal/Fair

INSULATION

Floor

Fiberglass

Condition: Falling insulation

Comments: Falling down out of place and need replaced.

Marginal/Fair

WATER CONTROL

Methods

Vapor Barrier

Comments: Missing in areas. Recommend adding where missing.

Marginal/Fair

Electrical

SERVICE

Entrance Mat

Aluminum

Comments: Exposed wires where ground washed away needs corrected. Safety issue.

Marginal/Fair

MAIN PANEL

Type

Breaker

Condition: Double tap neutral

Comments: Double tap neutrals. Not a proper 220 connection for breaker. Both fairly easy repairs.

Marginal/Fair

BRANCH WIRING

Type

Romex

Comments: Wire lying along the side of the building needs properly secured.

Marginal/Fair

INTERIOR COMP

Receptacles

Receptacles

Condition: Loose receptacle

Comments: Loose outlet in front room. Just secure better.

Marginal/Fair

Fixtures

Fixtures

Comments: Missing globe in storage area.

Marginal/Fair

Detectors

Carbon Monoxide Detector and Smoke Detector

Condition: Missing CO detector

Condition: Smoke Detector OK

Marginal/Fair

Plumbing

WASTE/WATER

Water Type

Well

Comments: We do not check water treatment equipment. What is on site does not appear to be maintained and no longer working as designed.

Marginal/Fair

WASTE PIPING

Piping Mat

Plastic

Comments: We do not inspect septic but lines obviously clogged or collapsed. I ran water in all sinks, toilets, whirlpool as always and sewage stopped leaving structure. Started coming out at base of toilets and drain for HVAC, etc., before tub had a chance to drain. I noticed this as I was in the crawl and came up out of the crawl to help clean up leaking water at toilets and floor drains. This building needs all plumbing lines and septic evaluated and properly updated to drain sewage out of the building. It is a health hazard to leak plumbing waste inside a structure any spill should be properly cleaned and sanitized. Grant stated the plumbing has done this in the past also.

Marginal/Fair

HOT WATER

Type

Propane

Comments: Should not be sitting on sheet vinyl flooring. Should have a catch pan under unit when on the main floor.

Marginal/Fair

Air Conditioning

UNIT TYPE

Type

Central

Condition: Too Cold to Inspect

Unknown

Bath

Comments: Third bath partially removed and used for storage closet at this time. Therefore not checked.

BATH 1/2

Floor

Sheet vinyl

Comments: Toilet stained so much and discolored and will no longer clean up.

Marginal/Fair

BATH 1

Tub/Shower

Main

Tub/Shower

Whirlpool

Comments: Whirlpool Tub did not run. Water very rusty and smelled bad.

Marginal/Fair

Fixtures

Vanity

Comments: Stained with rust deposits. Corrosion on drain lines.

Marginal/Fair

Toilet

Water tank type

Condition: Toilet OK

Comments: Stained with rust deposits.

Marginal/Fair

Floor

Sheet vinyl

Comments: Curled and loose along tub. Repair or replace vinyl floor.

Marginal/Fair

Interior

CEILINGS

Type

Wood

Drywall

Condition: Cracks (minor)

Condition: Stained

Comments: Ceiling damage and stain from leak in roof plumbing boot in hall outside bathroom, over furnace and starting to develop mold growth. Very important to repair all roof leaks ASAP. Then clean and paint ceilings as needed.

Marginal/Fair

DOORS

Type

Wood

Condition: Door rubs

Condition: Needs adjustment

Comments: Center rear Storeroom: closet doors missing, room door drags on carpet and did not latch.

Marginal/Fair

ATTIC

Insulation

Fiberglass

Comments: No insulation over closet where access is located. Recommend adding insulation.

Marginal/Fair

Main Report

Exterior

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

ACCESS: This section describes the aspects, which limit the inspection (if any). If any restrictions are noted throughout the report, re-inspection may be needed after overcoming the restrictions.

Access: Typical

LANDSCAPING: Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

Site: Level

Conditions: **Low areas ---** Low areas were observed near the foundation. Adding soil to create a positive slope away from the foundation is recommended.

Negative drainage --- The overall drainage is negative which means water will flow toward the house. If water is not drained off properly, water penetrations can result. In order to create a positive slope, it may be necessary to lower the surrounding grade.

Neutral drainage --- The overall drainage is neutral. If water is not drained off properly, water penetrations can result.

Comments: Negative grade along side of home.



Rating: Marginal/Fair

Vegetation: Shrubs, Trees

Rating: Satisfactory

PAVED AREAS: This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

Sidewalks: Concrete

Comments: Small lip from walk to parking lot. One brick height difference. Small settlement to porch.

Rating: Marginal/Fair



Steps: Wood Steps

Comments: Rear steps missing center riser. Wood starting to decay. Slick with moss on surface.



Rating: Marginal/Fair

Driveway: Concrete

Comments: Special rock is cracking, pot holes and crumbling. Pavers in parking area okay except along edge a area where snow plow pushed them out of position.

Rating: Marginal/Fair





SIDING/TRIM: Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding: Vinyl
Comments: Clean off moss and mildew.



Rating: Marginal/Fair

Trim: Wood, Metal, Vinyl
Comments: Trim missing and damaged front dormer.



Rating: Marginal/Fair

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Porch:
Comments: Porch columns have enough rot, insect and bird damage that is no longer supporting anything. Time to replace.
Rating: Marginal/Fair





Deck: First Level
Comments: Ledger board for a deck. Just installed temporary steps off rear of building.
Rating: Marginal/Fair

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Metal, Wood
Rating: Satisfactory

Glazing: Insulated Glass
Rating: Satisfactory

Storms: Screens
Rating: Satisfactory

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal
Conditions: **Fogged ---** Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem. Just these windows are starting to have seal fail.
Rating: Marginal/Fair

Other: Metal
Rating: Satisfactory

GARAGE: Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage: None
Comments: No garage.
Rating: Marginal/Fair

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.

ACCESS:	This section describes the limitations for access to the roof (if any). If severely limited, a re-inspection should be performed once the restrictions have been removed or overcome.
Access:	Typical
STYLE:	The predominant roof style of the structure.
Type:	Gable
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:	Composite shingle
Conditions:	Alligatoring --- Cracking of the bitumen material was noted. This is called "alligatoring" because of its appearance. On a large scale, it can lead to leaks through the cracking. Cupping or curling --- Cupping or curling of the shingles was noted. This is caused by excessive heat and/or moisture, and makes the roof more vulnerable to wind damage or the entrance of rain. Granule loss --- Shingles have granular loss. This is normally an indication of aging roofs. Monitor the roof for signs of water penetrations and repair as needed. Leakage noted --- Leaking was noted in an amount that requires attention. This condition should be remedied as soon as possible. Lifted nails --- Lifted nails were observed. These should be reset and their holes sealed. Recommend a licensed roofer properly repair as needed. Missing/cracked shingle --- Roof has missing or cracked shingles that should be replaced. Water penetration could occur. Monitor and repair as needed. Replacement needed --- Roofing appears to be at or near the end of its general usefulness. You should anticipate replacing the roof covering in the near future. Contractor evaluate --- Recommend a contractor to re-evaluate and make repairs as needed.
Comments:	Roof old and time to replace. Could do some patching/replacing of cap shingles and roof boots, etc. My opinion is that it is time for a new roof. See photos. Currently leaking at ridge cap and boot flashing.
Rating:	Marginal/Fair



Holes at the edge of each gable end of roof.



Plumbing boots leaking - The rubber neoprene boot has split and deteriorated due to age.



Cap shingles need updated ASAP or best would be just replace roof.



Moss growing under shingles and siding.

SEEN FROM:

This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

Method:

Eaves, Ground, Walked

OVERHANG: Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

Fascia: Metal
Conditions: **Loose trim ---** Trim is loose and should be repaired. Recommend repairing or replacing as needed.
Comments: Loose piece in gable.
Rating: Marginal/Fair



Soffits: Vented Soffits, Metal
Rating: Satisfactory

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: Roofing Material
Rating: Satisfactory

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.

Gutters: Metal
Rating: Satisfactory

Down Spouts: Metal
Comments: Need extended or re-position and catch in rain barrels.



Rating: Marginal/Fair
Water missing rain barrels is causing rot to post.

VENTILATION:

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Ridge
Rating: Satisfactory

FLUES/VENTS:

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

Chimney: Metal
Comments: Rusty metal chimney cap. Time to properly update.



Rating: Marginal/Fair

Plumbing: Roofing material
Conditions: **Neoprene Boot Split ---** The rubber neoprene boot has split and deteriorated due to age. Recommend a licensed roofer further evaluate and repair or replace as needed.
Comments: Boot split and leaking.
Rating: Marginal/Fair -- See photos above

Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a re-inspection performed.

Access: Typical

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Crawlspace
Rating: Satisfactory

Materials: Concrete
Rating: Satisfactory

FLOORS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

Joist: TJI
Rating: Satisfactory

Beam: Solid Wood
Rating: Satisfactory

Sub Floor: OSB
Rating: Satisfactory

Column: Steel
Conditions: **Post inverted** --- These columns were screw portion up, when placed against a wood beam. This type of post should be screw portion downward to prevent mushrooming down around the jack. Recommend proper reposition with a proper column.
Temporary support --- Temporary support was observed. Replace with support of proper material placed on proper bearing material.
Contractor evaluate --- Recommend a contractor to re-evaluate and make repairs as needed.

Comments: Two steel posts that were added not correct. Inverted and may not be on footing.



Rating: Marginal/Fair

INSULATION: Floor and wall insulation is examined where visible.

Walls: Fiberglass
Rating: Satisfactory

Floor: Fiberglass
Conditions: **Falling insulation** --- Portions of the insulation is falling from its original position. Have the affected areas reattached properly.
Comments: Falling down out of place and need replaced.
Rating: Marginal/Fair



WATER CONTROL: In many areas of the country, it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

Methods: Vapor Barrier
Comments: Missing in areas. Recommend adding where missing.
Rating: Marginal/Fair



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.

ACCESS: This section describes the limitations (if any) of the electrical inspection.

Access: Restricted

Conditions: **Some finished areas ---** Some areas are finished. The components behind the finished areas were not inspected.

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: Underground

Rating: Satisfactory

Entrance Mat: Aluminum

Comments: Exposed wires where ground washed away needs corrected. Safety issue.



Rating: Marginal/Fair

Ground: Driven rod

Rating: Satisfactory

Bond: Bonding Screw

Rating: Satisfactory

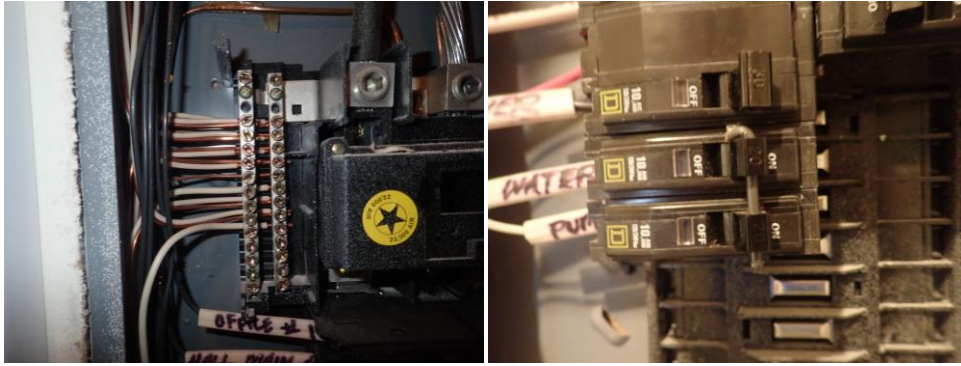
MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type: Breaker

Conditions: **Double tap neutral ---** It has become known that the panel is safer when each neutral is under one setscrew. Double or triple tapped neutral wires were observed in this panel and recommend correcting. Typically done this way when this panel was installed.

Comments: Double tap neutrals. Not a proper 220 connection for breaker. Both fairly easy repairs.

Rating: Marginal/Fair



Location: Utility Room

Amp Rating: 200

Volts: 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because walls, insulation, etc. hide much of it, only the visible portions are examined.

Type: Romex

Comments: Wire lying along the side of the building needs properly secured.

Rating: Marginal/Fair



Material: Copper

Rating: Satisfactory

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: Receptacles

Conditions: **Loose receptacle** --- Electrical receptacle was observed to be loose. The receptacle should be properly reattached in order to prevent a shock hazard.

Comments: Loose outlet in front room. Just secure better.



Rating: Marginal/Fair

Fixtures: Fixtures

Comments: Missing globe in storage area.



Rating: Marginal/Fair

Closet Lights: Closet Lights

Rating: Satisfactory

Switches: Switches

Rating: Satisfactory

GFCI: GFCI

Conditions: **GFCI OK** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

Rating: Satisfactory

Detectors: Carbon Monoxide Detector and Smoke Detector

Conditions: **Missing CO detector** --- Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes.

Smoke Detector OK --- Smoke detector(s) tested using canned smoke responded positively. Smoke detectors should be checked every two to three weeks to insure that they are functioning properly.

Rating: Marginal/Fair

EXTERIOR COMP: Exterior components add convenience but have additional hazards because of the presence of water.

Receptacles: Receptacles

Conditions: **GFCI OK** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

Rating: Satisfactory

Fixtures: Fixtures
Rating: Satisfactory

Switches: Switches
Rating: Satisfactory

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

ACCESS: This section covers restrictions (if any) to the inspection of the plumbing system. If restricted be sure to have plumbing checked when reactivated.

Access: Restricted
Conditions: **Some finished areas ---** Some areas are finished. The components behind the finished areas were not inspected.

WASTE/WATER: This section describes the type of water supply and waste system for the structure.

Water Type: Well
Comments: We do not check water treatment equipment. What is on site does not appear to be maintained and no longer working as designed.
Rating: Marginal/Fair

MAIN SUPPLY: This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

Material: Plastic
Rating: Satisfactory
Equipment: Submerged Pump
Rating: Satisfactory
Shutoff: Utility Room
Comments: On floor by well storage tank.
Rating: Satisfactory

SUPPLY PIPING: This is the potable water used for drinking and cooking needs.

Piping Mat: Plastic, Copper
Rating: Satisfactory
Flow: Adequate

WASTE PIPING: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Piping Mat: Plastic
Comments: We do not inspect septic but lines obviously clogged or collapsed. I ran water in all sinks, toilets, sinks, and whirlpool as always and sewage stopped leaving structure. Started coming out at base of toilets and drain for HVAC, etc., before tub had a chance to drain. I noticed this as I was in the crawl and came up out of the crawl to help clean up leaking water at toilets and floor drains. This building needs all plumbing waste lines and septic evaluated and properly updated to drain sewage out of the building. It is a health hazard to leak plumbing waste inside a structure and it should be properly cleaned and sanitized. Grant stated the plumbing has done this in the past also.

Rating: Marginal/Fair



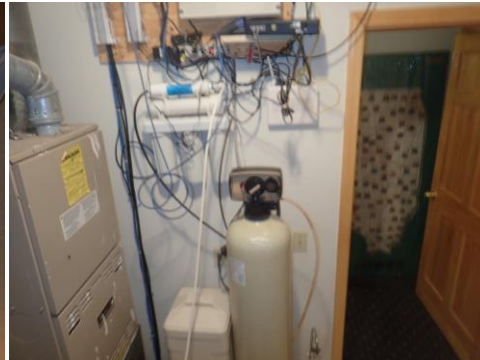
May have a grey water reclaim device below each bath tub etc. I came out of crawl so fast once I saw water leaking did not go back down to evaluate - you need a plumber on site to have him evaluate all plumbing waste and drain and supply and reclaim systems and determine if they are working properly. With water dripping off of all the pipes I cannot determine what if anything was leaking. Also evaluate and update and maintain water treatment system. We do not check septic system but it could also be the issue.



Water leaking out of base of toilets and floor drain by furnace.



All lines wet from water backup. Leaked on floor by furnace.



Water had a bad smell and color as it flowed out of the faucets - needs the water purification system updated on maintenance and repaired - change filters and make sure it is working properly.



Flow: Inadequate

HOT WATER: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

Type: Propane

Comments: Should not be sitting on sheet vinyl flooring. Should have a catch pan under unit when on the main floor.

Rating: Marginal/Fair



HOT WATER SPECS:

Age: 1996 - Fair due to age of unit

Size: 50 gallon

Manufacturer: Rheem

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.

ACCESS: This section describes the restrictions (if any) to the inspection of the heating system.

Access: Typical

SERVICE: All heating equipment should be serviced annually.

Location: Utility Room

Age: 1996 - Fair due to age of unit

Size: 92,000 BTU

Manufacturer: Amana

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced Air

Conditions: **Fair for its age and condition ---** This item is at or past the normal life expectancy of the item. It is still operating satisfactory at this time.

Comments: Blower door safety switch missing. More rust than normal inside unit. Still working but fair rating due to age and condition of unit.



Rating: Satisfactory/Fair

Ducts: Flexible, Metal

Rating: Satisfactory

Filters: Disposable

Rating: Satisfactory

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

Fuel Type: Propane

Rating: Satisfactory

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

Type: Electronic
Rating: Satisfactory

Location: Foyer

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

Type: Metal
Rating: Satisfactory

FIREPLACE: This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Manufactured, Gas
Rating: Satisfactory

Flues: Metal
Rating: Satisfactory

Air Conditioning

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

ACCESS: This section describes the limitations (if any) of the air conditioning inspection.

Access: Restricted

Conditions: **Below 60 degrees ---** To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

UNIT TYPE: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central

Conditions: **Too Cold to Inspect ---** It was too cold on the day of the inspection to test this unit. Its rating is unknown.

Rating: Unknown - Fair due to age of unit



EQUIPMENT

LOCATION: All air conditioning equipment should be serviced annually.

Location: Exterior

Age: 1997 - Fair due to age of unit

Manufacturer: Amana

THERMOSTAT: Inspection is made of the primary air conditioning thermostat. If more than one, the observations are for typical condition.

Type: Electronic

Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.

Rating: Satisfactory

DUCTS: Ducts are the air conductors and are often used commonly by heating and air conditioning.

Type: Metal, Flexible
Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.
Rating: Satisfactory

Filters: Disposable
Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.
Rating: Satisfactory

Bath

If any conditions are listed, a qualified professional should correct them.

ACCESS: This section notes limitations (if any) to inspection of the baths. The most common are water being off and blocked access.

Access: Typical

BATH 1/2:

Fixtures: Wall hung
Rating: Satisfactory

Ventilation: Fan
Rating: Satisfactory

Toilet: Water tank type
Conditions: **Toilet OK ---** Toilet was tested. Toilet functioned properly and did not leak at time of the inspection
Rating: Satisfactory

Floor: Sheet vinyl
Comments: Toilet stained so much discolored and will no longer clean up.



Rating: Marginal/Fair

BATH 1:

Tub/Shower: Main, Tub/Shower, Whirlpool
Comments: Whirlpool Tub did not run. Water very rusty and smelled bad.



Rating: Marginal/Fair

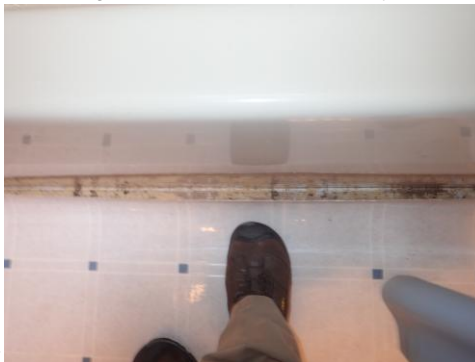
Fixtures: Vanity
Comments: Stained with rust deposits. Corrosion on drain lines.
Rating: Marginal/Fair



Ventilation: Fan
Rating: Satisfactory

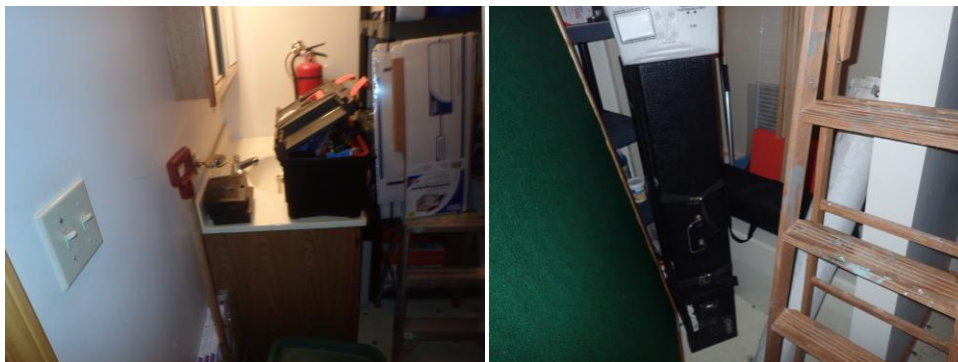
Toilet: Water tank type
Conditions: **Toilet OK ---** Toilet was tested. Toilet functioned properly and did not leak at time of the inspection
Comments: Stained with rust deposits.
Rating: Marginal/Fair

Floor: Sheet vinyl
Comments: Curled and loose along tub. Repair or replace vinyl floor.



Rating: Marginal/Fair

COMMENTS: Third bath partially removed and used for storage closet at this time. Not tested.



Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Typical

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Sheet vinyl, Carpet
Rating: Satisfactory

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature.
Rating: Satisfactory

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Wood, Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature.
Stained --- The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.
Comments: Ceiling damage and stain from leak in roof plumbing boot in hall outside bathroom, over furnace and starting to develop mold growth. Stop leak and clean and treat and then repaint.
Rating: Marginal/Fair



DOORS: The interior doors are reported on a representative basis.

Type: Wood
Conditions: **Door rubs** --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear. Recommend replacing or repairing as needed.
Needs adjustment --- This item operates improperly and needs adjustment. Recommend replacing, repairing or adjusting as needed.

Comments: Center rear Storeroom: closet doors missing, room door drags on carpet and did not latch.
Rating: Marginal/Fair

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Wood
Rating: Satisfactory

Hardware: Hardware
Rating: Satisfactory

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Truss
Rating: Satisfactory

Sheathing: OSB, Plywood
Rating: Satisfactory

Insulation: Fiberglass
Comments: No insulation over closet where access is located. Recommend adding insulation.
Rating: Marginal/Fair



Main attic looks good just insulate closet ceiling.



**THIS INSPECTION AGREEMENT LIMITS OUR LIABILITY
PLEASE READ CAREFULLY AND SIGN IT**

B-Safe Home Inspections of Illinois, Inc. and you (the Client) understand and agree to the following:

The undersigned B Safe Home Inspections of Illinois, Inc., a locally owned and operated business, will conduct a visual inspection of the property you plan to sell or acquire at the Property Address stated on the attached invoice in a manner consistent with the provisions below.

See attached invoice for the price breakdown of full charge and type of inspection you have agreed to, as well as which B Safe inspector you will have. The fee for the inspection is due upon completion of the physical inspection. A \$50.00 fee will be applied to all returned checks and to any invoice outstanding 30 days or more from the time of the inspection (unless pre-approval is given). Any follow-up visit to the inspected Premises shall be a minimum charge of \$95.00 due at the time of re-inspection.

See invoice attached for inspector assigned to your inspection:

TJK = TIMOTHY J KEARNEY	License # 450000317
MARK = MARK A LUPARELL	License # 450011395
BOLT = DUSTIN BOLT	License # 450012011

CLIENT acknowledges that his/her presence at the inspection has been requested. CLIENT acknowledges that he/she has been advised of the time and date of the inspection (listed on attached Invoice).

EXCLUSIONS, LIMITATIONS, ADDITIONAL TERMS, AND CONDITIONS SET FORTH ON FOLLOWING PAGES – PLEASE READ AND SIGN.

B Safe Home Inspections of Illinois, Inc is only making a visual inspection and following are terms of the inspection and define the inspection:

What is included in a whole house inspection - A limited visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the Premises (the house and one attached or detached garage) existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Sheds, outbuildings, and other accessory structures are excluded, unless an additional fee is paid and noted on attached invoice. Installed components included in the inspection are structural system/foundation, exterior, roof system, plumbing system, electrical system, heating system, cooling system (weather permitting), interior, insulation and ventilation, fireplaces and solid fuel burning appliances (if present).

Scope of Inspection. The scope of the inspection is strictly limited as set forth in this Agreement. The parties understand and agree that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies, including but not limited to, basement flooding, basement seepage and roof leakage, are excluded from this inspection. The parties agree that the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec. 1410.200, as amended, as well as the American Society of Home Inspectors® (ASHI®) Standards of Practice, most current edition, shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these standards are available upon request. Where the State of Illinois Standards and the ASHI® Standards are found to be in conflict, the State of Illinois Standards shall supersede the ASHI® Standards.

Unless an additional fee is paid for this type of inspection, (B-Safe sometimes does a Termite Inspection etc) and only if noted on attached invoice.

1. Items Not Inspected. The inspection and report exclude and do not cover those items indicated as “untested” or “not inspected” or the possible presence of or danger from any potentially harmful substances and environmental hazards including, but not limited to, the following items: asbestos; lead paint; formaldehyde; toxic and flammable materials; soil contamination; water testing; termite and pest infestation; water softener and filter system; sprinkler systems; central vacuum systems; telephone systems; intercom systems; security systems; antennas; cable television; doorbells; appliances; playground equipment; swimming pools and pool equipment; spas; energy efficiency measurements; recreational equipment; recreational facilities (boat docks and tennis courts); landscaping; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door transmitters and receivers; concealed or underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; heating system accessories; solar heating systems; zoning or other ordinances; and building code conformity. All items indicated as being excluded in the ASHI® Standards of Practice are also excluded herein. CLIENT understands that these systems, conditions, and information about them are excluded from this Inspection and Report. Any general comments, which may appear about these systems and conditions, are provided as a courtesy only and DO NOT represent or form a part of the Inspection. Unless an additional fee is paid for an additional type of inspection (B Safe sometimes does a termite or wood destroying insect inspection etc).
2. Third Party Liability. It is understood and agreed that the inspection and report are performed and prepared for the confidential and exclusive use and possession of CLIENT. No other person or entity may rely on the report issued pursuant to this agreement.
3. Limitation of Liability. It is understood and agreed that in the event of any claim whatsoever against B Safe Home Inspections Of Illinois Inc, it’s employees, inspectors, or other agents, whether based on contract, negligence or other tort, statute, or otherwise, in any way directly or indirectly resulting from or relating to the inspection, the report or performance or nonperformance of services by B Safe Home Inspections Of Illinois Inc, that, any liability of B Safe Home Inspections Of Illinois Inc, it’s employees, inspectors or other agents shall be solely and exclusively limited to the amount of the inspection fee actually paid by CLIENT.
4. Limitation of Actions. No action shall be maintained by CLIENT against B Safe Home Inspections Of Illinois Inc, or its inspectors or employees unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the Premises which was inspected by the Inspector was not in the condition reported by the Inspector, is delivered by CLIENT to B Safe Home Inspections Of Illinois Inc, within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency conditions, CLIENT or CLIENT’S agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector or B Safe Home Inspections Of Illinois Inc,. Furthermore, any action must be commenced by CLIENT within one (1) year after the date of the Inspection or will be deemed waived and forever barred.

5. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any and all prior agreements between the parties. CLIENT agrees that any representation, promise, condition, or warranty, express or implied, not included in this Agreement shall not be binding on any party.
6. Interpretations. It is mutually understood and agreed that all provisions herein are severable and that, in the event that any of them shall be held to be invalid, any competent court may modify or reform any such provisions to make it enforceable and that the remaining provisions hereof shall nevertheless be valid and binding
7. Assignment. The rights and obligations under this Agreement may not be assigned by any of the parties hereto without the prior written consent of the other party.

Secondary or Consequential Damages – Secondary or Consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR — USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT (S), AND YOUR ATTORNEY. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.

Inspection Agreement Revised 2018

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

☐

I AGREE

I understand that this signature is legally binding on my in accordance with the Electronic Commerce Security Act (5 ILCS 175/1-1-1).

Distribution of Report:

By initialing here, you authorize us to distribute copies of the Inspection Report to your real estate agents directly involved in this transaction.

Initial Here

SIGN & AGREE BELOW:

PLEASE PRINT YOUR NAME