

Assurance Home Inspectors

Residential Property Inspection Report



1234 Sample St
Rockford, IL 61108

Prepared For: Client Name
Agent: Agent Name

Inspection Date: 07/15/24

Inspector: Cesar Paredes

Weather Conditions

Inspection Time: 9:00 AM

IL License: 450.013160

Clear, dry, sunny

Assurance Home Inspectors

Dear Client Name,

I am pleased to provide you with this inspection report for 1234 Sample St. Rockford, IL, conducted on 07/15/24.

In this report, you will find detailed observations, findings, and recommendations based on our comprehensive evaluation of the property. Our aim is to offer clear insights into the property's condition and identify any areas that may require attention or improvement.

We hope this information proves valuable to you. Should you have any questions or require further clarification on any of the details provided, please feel free to reach out.

Thank you,

Cesar Paredes
Home Inspector – State of Illinois
Illinois License: 450.013160



Assurance Home Inspectors LLC

(847) 960-1115

info@assurancehomeinspectors.com

www.assurancehomeinspectors.com



Table of Contents

Roofing.....	4
Exterior.....	7
Structure.....	11
Insulation and Ventilation.....	12
Interior.....	14
Appliances.....	15
Electrical.....	22
Heating.....	25
Cooling.....	27
Plumbing.....	28
Summary of Recommendations.....	32



Roofing

Roof Type	Roof Covering	Drainage System	Inspection Method
Hip and gable	Asphalt shingles	Aluminum Gutters	Drone, eaves



Items with no observable deficiency:

- Roof coverings ✓ Inspected
- Flashings ✓ Inspected
- Chimneys ✓ Inspected
- Roof penetrations ✓ Inspected

Tree debris on roof

ROOFING

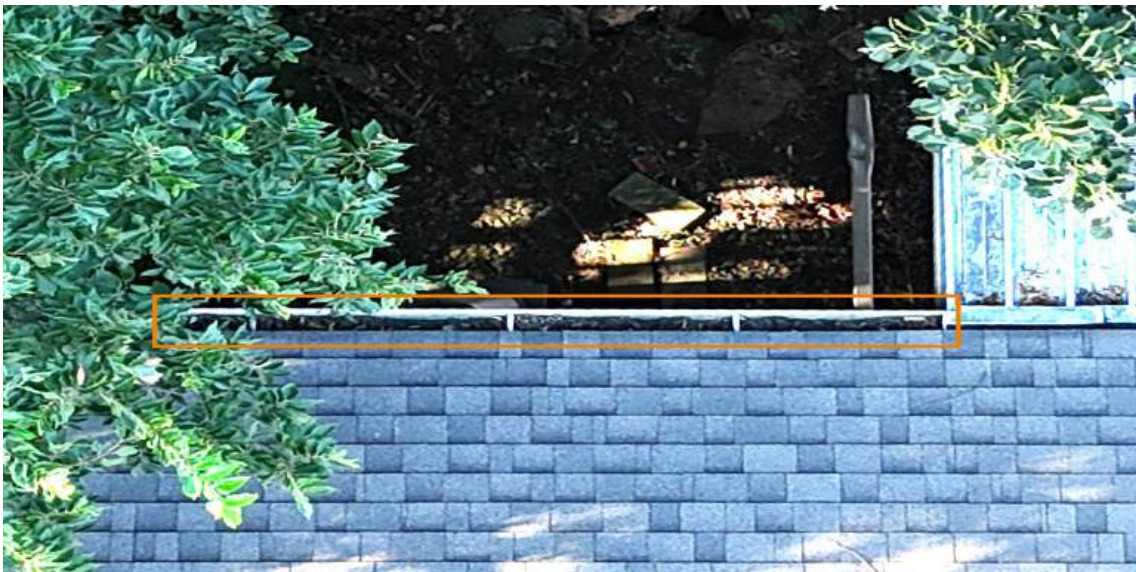
Debris are accumulated on the northeast porch's roof. This could lead to poor drainage and damage. Recommend this be cleaned by a qualified person.



Debris on gutters

ROOFING

Debris are accumulated on the northeast gutters. Recommend cleaning twice a year or install gutter guards.



Downspout extension missing**ROOFING**

Downspout drain extension is missing on the southeast corner. This could result in excessive moisture in the soil, which can lead to water entry and foundation/structural movement. Recommend adding downspout extensions that drain at least 6 feet from the foundation.

**Damaged downspout extension****ROOFING**

Gutter downspout extension is crushed. Recommend replacing downspout section.



Exterior

Siding Material Brick veneer Aluminum siding	Exterior Doors Wood Rear sliding glass door	Driveway Asphalt
---	--	----------------------------



Items with no observable deficiency:

- Wall flashings and trim ✓ Inspected
- Doors and Windows ✓ Inspected
- Decks, porches, and balconies ✓ Inspected
- Patios, grading, retaining walls, vegetation ✓ Inspected
- Stoops and steps ✓ Inspected
- Railings, guards, and handrails ✓ Inspected

Damaged fascia

EXTERIOR

Section of fascia on the roof is broken following the apparent removal of a satellite dish. Three cable entry holes can also be seen on the siding below the fascia. Recommend evaluation/repair by a qualified siding professional.



Damaged fascia

EXTERIOR

This section of the fascia on the northwest corner seems to have been repaired. Recommend checking with owner or further evaluation by a qualified siding professional.



Driveway cracking

EXTERIOR

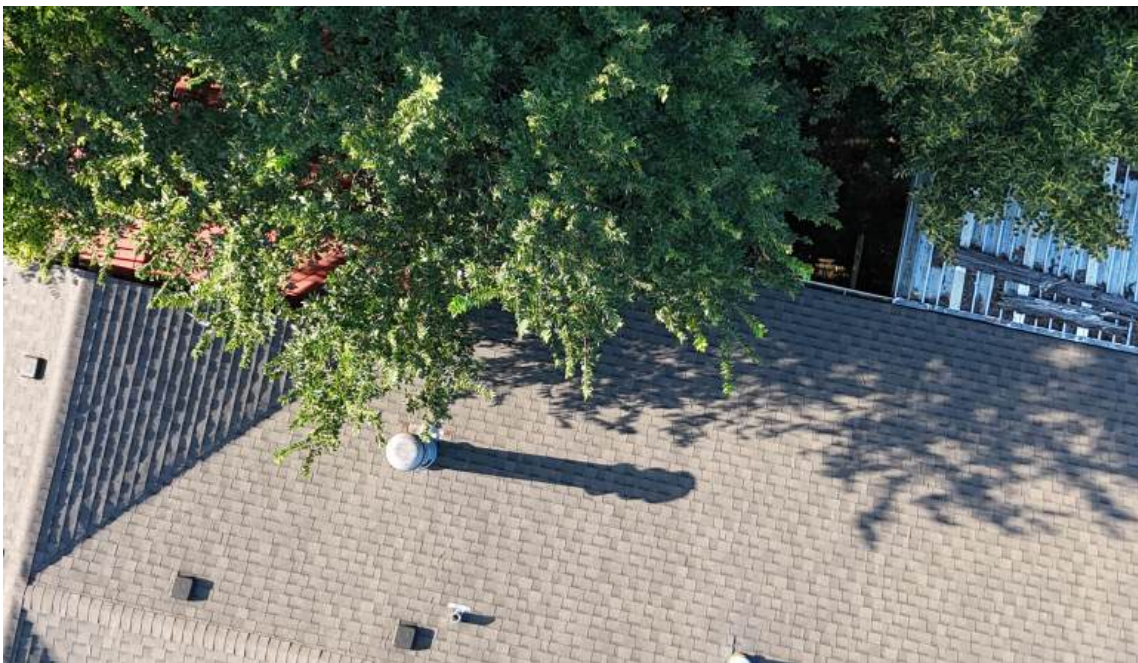
Recommend caulking and sealcoating by a qualified professional.



Tree overhanging the roof

EXTERIOR

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim the overhanging branches.

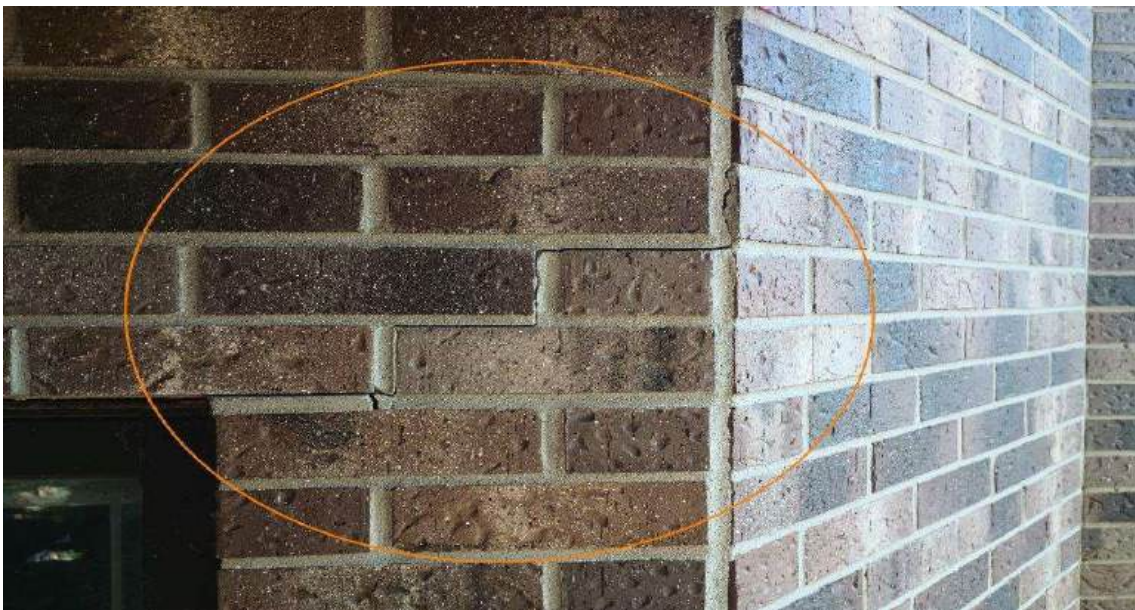


Deck – Missing joist hanger**EXTERIOR**

A joist hanger is missing under the main deck. The joist is nailed, however it is recommended a qualified carpenter to install a joist hanger to prevent potential movement.

**Stair-step cracking on brick veneer siding****EXTERIOR**

Observed on the upper corner of the northwest basement window. These are generally not an issue. Recommend monitoring and further evaluation by a qualified siding professional.



Structure

Foundation Type	Exterior Walls	Floor	Roof & Ceiling
Poured concrete basement	Wood frame	Wood joists and beams, steel columns, plywood subfloor	Wood trusses

Items with no observable deficiency:

- Joists, beams, columns ✓ Inspected
- Attic, roof, ceiling structure ✓ Inspected
- Walls ✓ Inspected
- Floor ✓ Inspected

Minor vertical foundation crack

STRUCTURE

This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring and further evaluation by qualified contractor if cracking increases.



Insulation and Ventilation

Attic/roof Insulation Material	R Value	Attic/roof ventilation
Fiberglass	R-36	Roof vents Soffit vents



Items with no observable deficiency:

- Sufficient insulation ✓ Inspected
- Soffits, baffles, roof vents ✓ Inspected

Bathroom extractor fan vents into the attic

VENTILATION

Master bedroom bathroom fan vents into attic, can cause moisture and mold. Recommend a qualified professional properly install exhaust fan vent that terminates to the exterior.



Interior

Floor Finishes	Walls & Ceiling	Windows	Exterior Doors
Hardwood	Gypsum board	Casement type	Hinged
Vinyl plank		Wooden frame	Sliding
Tile		Double glazing	Metal garage door

Inspected items with no observable deficiency:

- Doors and windows ✓ Inspected
- Floor, walls, ceilings ✓ Inspected
- Railings, guards, and handrails ✓ Inspected
- Garage door and garage door operation ✓ Inspected
- Countertops and cabinets ✓ Inspected

🔍 Casement window operator handle is missing

INTERIOR

The handle is missing on the main room window and the window cannot be opened. Window was not confirmed to work as it could not be fully inspected. Recommend installing handle, this can be found at hardware stores or online.



Appliances

Refrigerator ✓ Inspected APPLIANCES

Brand	Model	Manufacture Date	Age
Whirlpool	MBF2258XEB3	2013	11 years

✓ Unit appears to be working properly.



Range, Oven ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
Whirlpool	MGR8674AB	2012	12 years

✓ Unit appears to be working properly.



Range, Oven ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
Broan	41.000-L	2011	13 years

✓ Unit appears to be working properly.



Dishwasher ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
Whirlpool	WDF520PDMA9	2020	4 years

✓ Unit appears to be working properly.



Waste Disposal ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
InSinkErator	6-81	Approx. 2015	5-10 years

✓ Unit appears to be working properly.



Washer ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
Whirlpool	WTW5300SQ2	2012	24 years

✓ Unit appears to be working properly.



Dryer ✓ Inspected

APPLIANCES

Brand	Model	Manufacture Date	Age
Whirlpool	WGD4800XQ1	2012	12 years

✓ Unit appears to be working properly.



Electrical

Service Type Underground	Line Material Copper	Service Capacity 100 Amps, 240 Volts	Main Disconnect Breaker box
------------------------------------	--------------------------------	--	---------------------------------------

Breaker Box Location Basement room	Breaker Box Rating 100 Amps	Grounding Type Ground rod Water pipe	Panel Manufacturer Square D
--	---------------------------------------	---	---------------------------------------

Smoke Alarms Present	Carbon Monoxide Alarms Present
--------------------------------	--

Service Entrance Location: Back of house **ELECTRICAL**



Service Panel and Mains Switch: Basement room

ELECTRICAL



Items with no observable deficiency:

- Power outlets – except one below ✓ Inspected
- Lights ✓ Inspected
- Thermostat ✓ Inspected

🔍 Outlet cover is missing on main room bathroom**ELECTRICAL**

This is an electrical shock hazard. Recommend a qualified person install a switch plate cover.

**🔍 Smoke alarm information****ELECTRICAL**

Testing of smoke and carbon monoxide alarms limited to the unit's own self-testing option, if reachable. It is recommended smoke alarms be placed one in each bedroom, one in hallways within 15 foot of each bedroom door, and one on each level of the home. After 10 years any detector should be replaced with a new smoke alarm. Recommended that only photoelectric smoke alarms be used, instead of ionization alarms, as they can be more reliable.

🔍 Carbon Monoxide (CO) alarm information**ELECTRICAL**

Recommend a carbon monoxide detector near each carbon monoxide source. Furnace, Water Heater, Oven, Garage Entry, Fireplace, and one within 15 foot of bedroom doors. After 5 years any detector should be replaced with a new carbon monoxide alarm.

Heating

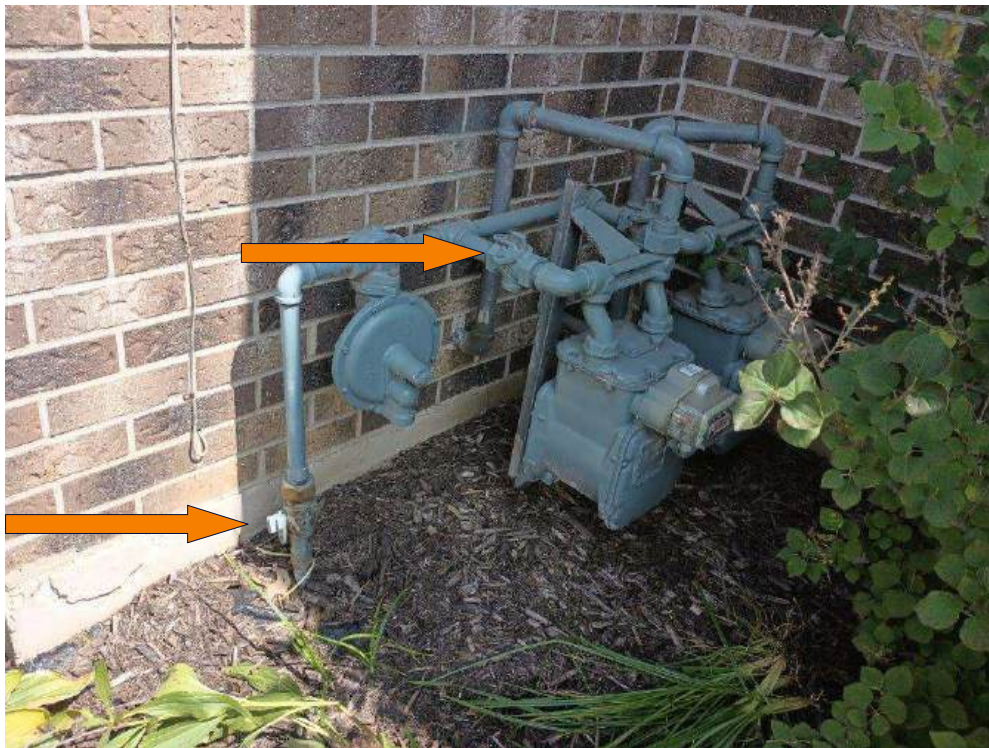
Brand American Standard	Model Freedom 80	Manufacture Date 2010	Efficiency Mid-efficiency
Heating Type Furnace	Energy Source Gas	Aprox. Capacity 80,000 BTU/Hr	Heat Distribution Ducts and registers
Fuel shut off At unit and meter	Venting Method Induced draft	Air source Inside	Typical Life Expectancy 18-25 years

✓ Unit appears to be working properly.



Fuel shut off valve: Next to unit, and at the gas meter

HEATING



Cooling

Brand	Type	Model	Manufacture Date
RUUD	Split AC	RA1324BJ1NA	2019

Capacity	Cooling Efficiency	Temperature Delta	Cold Air Distribution
24,000 BTU/Hr	13 SEER	15°F	Ducts and registers

✓ Unit appears to be working properly.



Plumbing

Water Source Public	Service Piping Galvanized pipe	Distribution Piping Galvanized pipe Copper pipe	Main Water Shut Off Basement
-------------------------------	--	--	--

Water Heater Type Conventional Tank	Heating Source Gas	Capacity 40 Gal	Main Fuel Shut Off Next to tank At gas meter outside
---	------------------------------	---------------------------	---

Brand Hot point	Manufacture Date 2003	Life Expectancy 10 to 15 years
---------------------------	---------------------------------	--

🔑 Water heater is leaking. Recommend replacement by qualified plumber. Details below.

Main water shut off valve location: Basement **PLUMBING**



Water heater fuel shut off valve location: Next to unit, and at the gas meter

PLUMBING



Items with no observable deficiency:

- Toilets ✓ Inspected
- Sinks ✓ Inspected
- Drains ✓ Inspected
- Showers ✓ Inspected
- Faucets (indoor and outdoor) ✓ Inspected

Leaking water heater

PLUMBING

Evidence of recent water heater leakage. This water heater is 21 years old and past its normal life expectancy. Recommend replacement by a qualified plumber.



Leaking water valve

PLUMBING

Leaky valve located in the basement, near the door to the laundry area. Recommend replacement by a qualified plumber.



Summary of Recommendations

Tree debris on roof.....5
 Debris are accumulated on the northeast porch’s roof. This could lead to poor drainage and damage. Recommend this be cleaned by a qualified person.

Debris on gutters.....5
 Debris are accumulated on the northeast gutters. Recommend cleaning twice a year or install gutter guards.

Downspout extension missing.....5
 Downspout drain extension is missing on the southeast corner. This could result in excessive moisture in the soil, which can lead to water entry and foundation/structural movement. Recommend adding downspout extensions that drain at least 6 feet from the foundation.

Damaged downspout extension.....6
 Gutter downspout extension is crushed. Recommend replacing downspout section.

Damaged fascia.....8
 Section of fascia on the roof is broken following the apparent removal of a satellite dish. Three cable entry holes can also be seen on the siding below the fascia. Recommend evaluation/repair by a qualified siding professional.

Damaged fascia.....8
 This section of the fascia on the northwest corner seems to have been repaired. Recommend checking with owner or further evaluation by a qualified siding professional.

Driveway cracking.....9
 Recommend caulking and sealcoating by a qualified professional.

Tree overhanging the roof.....9
 Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim the overhanging branches.

Deck – Missing joist hanger..... 10
 A joist hanger is missing under the main deck. The joist is nailed, however it is recommended a qualified carpenter to install a joist hanger to prevent potential movement.

Stair-step cracking on brick veneer siding.....10
 Observed on the upper corner of the northwest basement window. These are generally not an issue. Recommend monitoring and further evaluation by a qualified siding professional.

Minor vertical foundation crack..... 11

This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring and further evaluation by qualified contractor if cracking increases.

Bathroom extractor fan vents into the attic..... 13

Master bedroom bathroom fan vents into attic, can cause moisture and mold. Recommend a qualified professional properly install exhaust fan vent that terminates to the exterior.

Casement window operator handle is missing..... 14

The handle is missing on the main room window and the window cannot be opened. Window was not confirmed to work as it could not be fully inspected. Recommend installing handle, this can be found at hardware stores or online.

Outlet cover is missing on main room bathroom..... 24

This is an electrical shock hazard. Recommend a qualified person install a switch plate cover.

Smoke alarm information..... 24

Testing of smoke and carbon monoxide alarms limited to the unit’s own self-testing option, if reachable. It is recommended smoke alarms be placed one in each bedroom, one in hallways within 15 foot of each bedroom door, and one on each level of the home. After 10 years any detector should be replaced with a new smoke alarm. Recommended that only photoelectric smoke alarms be used, instead of ionization alarms, as they can be more reliable.

Carbon Monoxide (CO) alarm information..... 24

Recommend a carbon monoxide detector near each carbon monoxide source. Furnace, Water Heater, Oven, Garage Entry, Fireplace, and one within 15 foot of bedroom doors. After 5 years any detector should be replaced with a new carbon monoxide alarm.

Leaking water heater..... 30

Evidence of recent water heater leakage. This water heater is 21 years old and past its normal life expectancy. Recommend replacement by a qualified plumber.

Leaking water valve..... 31

Leaky valve located in the basement, near the door to the laundry area. Recommend replacement by a qualified plumber.

