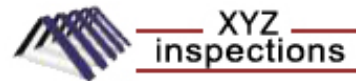


# SUMMARY REPORT



**Report No.** 1262

**Prepared by:**  
XYZ Inspections  
120 Carlton Street  
Chicago, IL  
12345

**Client Name and Inspection Address:**

Paul Hewson  
12 Moffat St  
Chicago, IL

## Roofing

**Description**

Sloped:

- Asphalt
- Wood
- Roll roofing

Probability of leakage:

- High

**Limitations**

Inspection performed:

- By walking on roof

**Recommendations**

SLOPED ROOFING - ASPHALT SHINGLES - WEAR OR DAMAGE

Condition: Leak  
Location: West  
Task: Repair  
Cost: Depends on approach

SLOPED ROOFING - ASPHALT SHINGLES - WEAR OR DAMAGE

Condition: Old, worn out  
Location: Throughout  
Task: Replace  
Time: Less than 1 year  
Note: Some areas have already been repaired

# Exterior

## Description

### Gutter & downspout material:

- Aluminum

### Gutter & downspout discharge:

- Above grade

### Lot slope:

- Away from house

- Flat

Note(s): Below the rear deck

### Wall surfaces - masonry:

- Brick

Note(s): First floor walls

### Wall surfaces - other:

- Metal siding

Note(s): Second floor walls

## Limitations

### Inspection limited/prevented by:

- Car in garage

### Upper floors inspected from:

- Ground level

## Recommendations

### ROOF DRAINAGE - GUTTERS

Condition: Painting needed

Implication(s): Corrosion damage to gutters

Location: Throughout

Task: Improve

Time: Less than 1 year

### WINDOWS AND SKYLIGHTS - FRAMES

Condition: Paint or stain needed

Location: Throughout

Task: Improve

Time: Less than 1 year

### LANDSCAPING - LOT GRADING

Condition: Improper slope

Location: Rear

Task: Improve

Time: If necessary

# Structure

## Description

### Configuration:

- Basement

### Foundation material:

- Poured concrete

### Floor construction:

- Joists
- Concrete

### Exterior wall construction:

- Wood frame
- Masonry

### Roof and ceiling framing:

- Trusses

## Limitations

### Percent of foundation not visible:

- 80 %

### Attic/roof space:

- Inspected from access hatch

### Inspection limited/prevented by:

- Carpet/furnishings
- Storage
- New finishes/paint
- Insulation

## Recommendations

### FOUNDATIONS - FOUNDATION - MOVEMENT/DAMAGE

Condition: Cracked

Location: South Basement

Task: Monitor

Note: Very minor and typical

# Electrical

## Description

Service entrance cable and location:

- Underground - not visible

Service size:

- 100 Amps (240 Volts)

Main disconnect/service box rating:

- 125 Amps

Main disconnect/service box type and location:

- Breakers - basement

System grounding material and type:

- Copper - water pipe

Distribution panel rating:

- 125 Amps

Distribution panel type and location:

- Breakers - basement

Distribution wire material and type:

- Copper - non-metallic sheathed

Type and number of outlets:

- Grounded - typical

Circuit interrupters:

- GFCI - bathroom

- GFCI - outside

Smoke detectors:

- Present

Note(s): Second floor hallway

## Limitations

Panel or disconnect cover:

- Not safe to remove

Note(s): This section should only be removed with power off

## Recommendations

DISTRIBUTION SYSTEM - WIRING - INSTALLATION

Condition: Not well secured

Location: Southeast Basement

Task: Correct

Time: Immediate  
Note: Near the panel

### DISTRIBUTION SYSTEM - OUTLETS

Condition: Damage  
Location: Rear Garage  
Task: Repair  
Time: Immediate

## Heating

### **Description**

Fuel:  
- Gas

System type:  
- Furnace

Approximate capacity:  
- 65,000 BTU/hr

Efficiency:  
- Conventional

Approximate age:  
- 27 years

Failure probability:  
- High

Main fuel shut off at:  
- Meter

Fireplace:  
- Gas fireplace  
Note(s): Basement family room

Chimney:  
- Metal

### **Limitations**

General:  
- Heat loss calculations are not performed as part of a home inspection.

Heat loss calculations:  
- Not done as part of a home inspection

Safety devices:  
- Not tested as part of a home inspection

Data plate on equipment:

- Missing

Heat exchanger:

- Only a small portion visible

**Recommendations**

GAS FURNACE - LIFE EXPECTANCY

Condition: Near end of life expectancy

Location: Basement

Task: Replace

Time: Unpredictable

GAS FURNACE - GAS METER

Condition: Rust

Location: Front Exterior

Task: Service

Time: Immediate

GAS FURNACE - GAS PIPING

Condition: No drip leg

Location: Basement Utility room

Task: Correct

Time: Less than 1 year

Note: At the furnace

GAS FURNACE - COMBUSTION AIR

Condition: Inadequate combustion air

Task: Improve

Time: Immediate

GAS FURNACE - VENTING SYSTEM

Condition: Poor manifolding

Location: Basement Utility room

Task: Further evaluation

Time: Immediate

Note: Unusual connection of three separate appliances

GAS FURNACE - DUCTS, REGISTERS AND GRILLES

Condition: Undersized

Location: Second floor Hall

Task: Improve

Time: Less than 1 year

Note: Partially blocked by drywall

## Cooling & Heat Pump

### Description

Air conditioning type:

- None present

## Insulation and Ventilation

### Description

Attic/roof insulation material:

- Mineral wool

Attic/roof insulation amount:

- R-28

Attic/roof ventilation:

- Roof vent
- Soffit vent

Wall insulation material:

- Not determined

Wall insulation amount:

- Not determined

Foundation wall insulation material:

- Glass fiber

Foundation wall insulation amount:

- R-8

Air/vapor barrier:

- Not visible

### Limitations

Attic inspection performed:

- From access hatch

Air/vapor barrier system:

- Continuity not verified

### Recommendations

ATTIC/ROOF - HATCH

Condition: Not weather-stripped

Location: Northeast Second floor Bedroom

Task: Improve

Time: Less than 1 year

# Plumbing

## Description

### Service piping into house:

- Copper

### Supply piping in house:

- Copper

### Main shut off valve at the:

- Basement

Note(s): Behind the laundry facilities

### Water flow (pressure):

- Typical for neighborhood

### Water heater fuel:

- Gas

### Water heater type:

- Conventional
- Rental

### Tank capacity:

- 40 gallons

### Waste piping in house:

- Plastic
- Copper

## Limitations

### Items excluded from a home inspection:

- Isolating/relief valves & main shut-off valve
- Concealed plumbing
- Tub/sink overflows

## Recommendations

### SUPPLY PLUMBING - SHUT OFF VALVE

Condition: Damaged handle

Location: Basement

Task: Replace

Time: Immediate

### SUPPLY PLUMBING - SUPPLY PIPING IN HOUSE

Condition: Leak

Location: Basement Utility room

Task: Repair or replace

Time: Immediate

Note: Pinhole leaks

#### WASTE PLUMBING - FLOOR DRAIN

Condition: Backup

Location: Basement Laundry Area

Task: Repair

Time: Immediate

#### FIXTURES AND FAUCETS - TOILET

Condition: Shutoff valve missing or inoperative

Location: First floor Bathroom

Task: Provide

Time: Discretionary

## Interior

### **Description**

#### Major floor finishes:

- Carpet
- Hardwood
- Resilient
- Laminate
- Concrete

#### Major wall finishes:

- Plaster/drywall

#### Major ceiling finishes:

- Plaster/drywall
- Stucco/texture/stipple

#### Windows:

- Fixed
- Single/double hung
- Sliders

#### Glazing:

- Double

#### Exterior doors:

- Solid wood
- Sliding glass
- Storm

#### Basement/crawl space leakage:

- Evidence of leakage
- Cannot predict how often or badly basement will leak
- Read this article for more information

### **Limitations**

Inspection limited/prevented by:

- Carpet
- Storage/furnishings

### **Recommendations**

#### FLOORS - GENERAL

Condition: Mechanical damage

Location: Northwest Second floor Bedroom

Task: Repair or replace

Time: Discretionary

Note: Scratched hardwood

#### BASEMENT - WET BASEMENT - EVIDENCE

Condition: Stains

Location: Rear Basement

Task: Repair

Time: Unpredictable

Note: See "Structure" section for a photograph of this condition

#### BASEMENT - WET BASEMENTS - CORRECTIVE ACTION NOTED

Condition: One crack has previously been repaired

Location: Southeast Basement

Task: Monitor

**END OF REPORT**