

INSPECTION REPORT



INSPECTION DATE:

Friday, July 26, 2019

PREPARED FOR:

Alan Carson

PREPARED BY:

Ace Esguerra

FOR THE PROPERTY AT:

2499 Worthington Drive



Horizon Professional Inspection Services Ltd.

932 Lee Street, 101

Chicago, IL, 60016

800 268 7070

john@carsondunlop.com

arielesguerra@carsondunlop.com

Thank You

2019/07/26

Dear Alan Carson,

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Ariel Esguerra

On behalf of

Horizon Professional Inspection Services Ltd.

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Summary

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

Recommendations / Observations

Sloped roofing\Asphalt shingles

[Old, worn out](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: West Second Floor

Task: Replace

Time: Immediate

Exterior

Recommendations / Observations

Walls\Soffits (underside of eaves) and fascia (front edge of eaves)

[Damage](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: South Second Floor

Task: Repair or replace

Time: Less than 1 year

Walls\Masonry (brick, stone) and concrete

[Mechanical damage](#)

Implications: Weakened structure | Chance of water entering building

Location: West Exterior Wall

Task: Repair

Time: As soon as practical

Walls\Vent (fan, clothes dryer, etc.)

Cover missing

Implications: Increased heating and cooling costs | Chance of pests entering building

Location: West Exterior Wall

Task: Provide

Time: Less than 1 year

Porches, decks, stairs, patios and balconies\Beams

[Connections weak](#)

Notes: Have specialist check all connections and remedy as needed.

Implications: Chance of structural movement | Weakened structure

Location: Rear

Task: Recommend further review by a qualified professional to determine the next best course of action

Time: Immediate

Porches, decks, stairs, patios and balconies\Handrails and guards

[Missing](#)

Implications: Fall hazard

Location: Rear

Task: Provide

Time: As soon as practical

Landscaping\Lot grading

[Improper slope or drainage](#)

Notes: Watch for moisture problems in basement, and re-slope walkway if needed.

Implications: Chance of water damage to contents, finishes and/or structure

Location: West Exterior Wall

Task: Monitor

Time: Ongoing

Landscaping\Lot grading

[Clogged catch basin](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: Driveway

Task: Clean

Time: Regular maintenance

Landscaping\Retaining wall

[Leaning](#)

Notes: No repairs needed right now. Watch for further movement.

Implications: Chance of movement | Weakened structure

Location: Rear

Task: Monitor

Time: Ongoing

Structure

Recommendations / Observations

Roof framing\Sheathing

Damage

Notes: Extent of damage not determined. Check all sheathing when re-roofing.

Implications: Weakened structure | Chance of water damage to contents, finishes and/or structure

Location: North First Floor

Task: Repair or replace

Time: As soon as practical

Electrical

Recommendations / Observations

Distribution system\Lights

Exposed to mechanical damage (No cage or protective lens)

Notes: Add a cage or lens to protect light bulb.

Implications: Physical injury | Glass breaking

Location: Front Basement

Task: Improve

Heating

Recommendations / Observations

Furnace\Humidifier

Ductwork damage

Implications: Reduced comfort

Location: Furnace Room

Task: Repair or replace

Time: Less than 1 year

Chimney and vent\Masonry chimney cap

[Missing](#)

Notes: This is an improvement rather than a repair.

Implications: Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: East

Task: Provide

Time: Discretionary

Cooling & Heat Pump

Recommendations / Observations

Air conditioning\Refrigerant lines

[Insulation - missing](#)

Implications: Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: East Exterior Wall

Task: Replace

Time: As soon as practical

Insulation and Ventilation

Recommendations / Observations

Recommendations\Overview

No insulation recommendations are offered as a result of this inspection.

Plumbing

Recommendations / Observations

Supply plumbing\Shut off valve

[Leak](#)

Implications: No water | Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Repair

Time: As soon as practical

Interior

Recommendations / Observations

Walls\Plaster or drywall

[Water damage](#)

Location: Garage

Task: Repair or replace

Time: Discretionary

Doors\General

Damage

Implications: Increased heating and cooling costs | Reduced comfort | Shortened life expectancy of material

Location: Master Bedroom

Task: Repair or replace

Time: Discretionary

Summary Conclusion

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists

Roofing

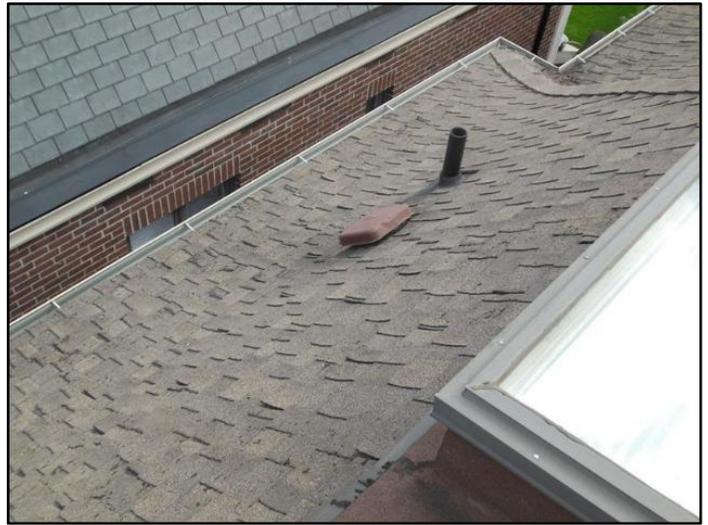
Description

Sloped roofing material

[Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

Flat roofing material

Modified bitumen membrane



3. Modified bitumen membrane



4. Modified bitumen membrane

Limitations / Inspection Methods

General

We don't provide age of roof or give repair estimates.

Inspection performed

By walking on roof

Recommendations / Observations

Sloped roofing\Asphalt shingles

Old, worn out

Implications: Chance of water damage to contents, finishes and/or structure

Location: West Second Floor

Task: Replace

Time: Immediate



5. Old, worn out



6. Old, worn out

Exterior

Description

Gutter & downspout discharge

[Above grade](#)

Lot slope

[Towards building](#)

Lot slope

[Flat](#)

Recommendations / Observations

Walls\Soffits (underside of eaves) and fascia (front edge of eaves)

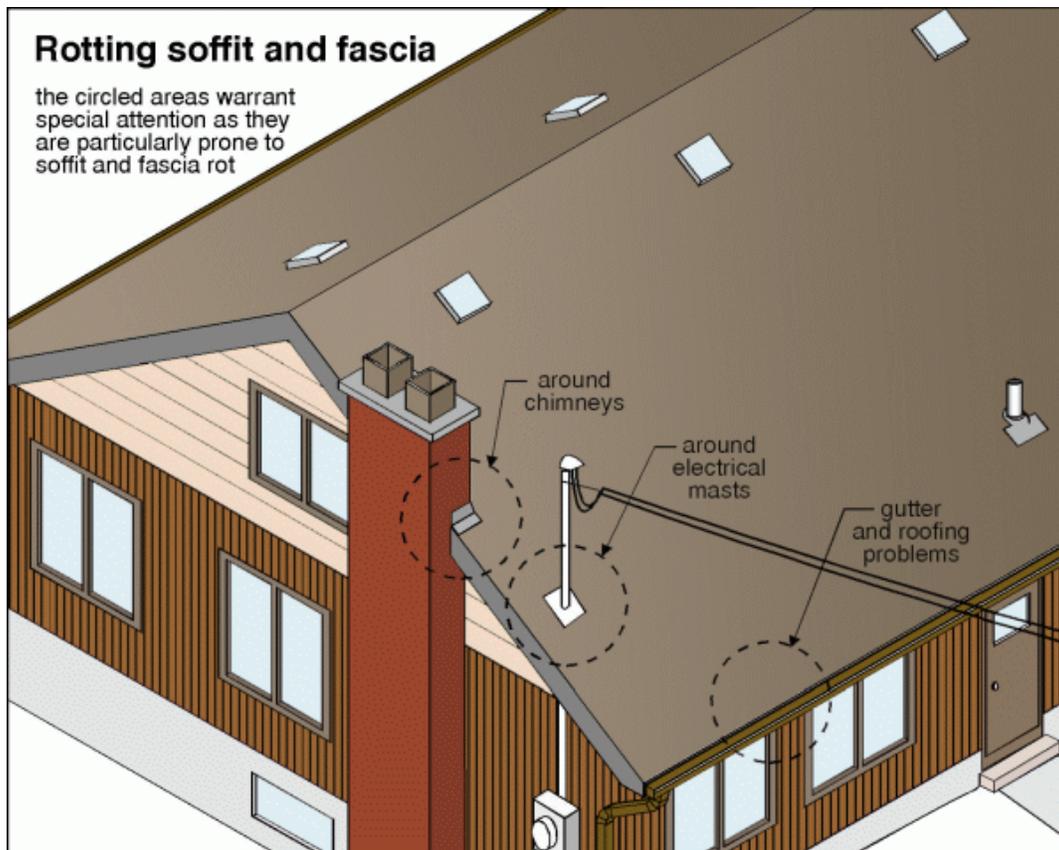
Damage

Implications: Chance of water damage to contents, finishes and/or structure

Location: South Second Floor

Task: Repair or replace

Time: Less than 1 year





7. Damage



8. Damage

Walls\Masonry (brick, stone) and concrete

Mechanical damage

Implications: Weakened structure | Chance of water entering building

Location: West Exterior Wall

Task: Repair

Time: As soon as practical



9. Mechanical damage

Walls\Vent (fan, clothes dryer, etc.)

Cover missing

Implications: Increased heating and cooling costs | Chance of pests entering building

Location: West Exterior Wall

Task: Provide

Time: Less than 1 year



10. Cover missing

Porches, decks, stairs, patios and balconies\Beams

Connections weak

Notes: Have specialist check all connections and remedy as needed.

Implications: Chance of structural movement | Weakened structure

Location: Rear

Task: Recommend further review by a qualified professional to determine the next best course of action

Time: Immediate



11. Connections weak

Porches, decks, stairs, patios and balconies\Handrails and guards

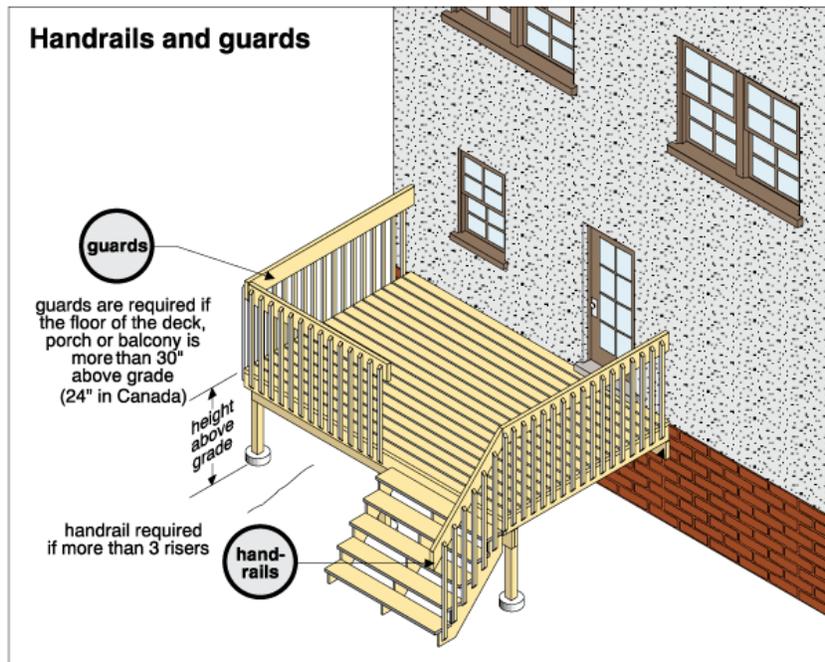
Missing

Implications: Fall hazard

Location: Rear

Task: Provide

Time: As soon as practical



12. Missing

Landscaping\Lot grading

Improper slope or drainage

Notes: Watch for moisture problems in basement, and re-slope walkway if needed.

Implications: Chance of water damage to contents, finishes and/or structure

Location: West Exterior Wall

Task: Monitor

Time: Ongoing



13. Improper slope or drainage

Landscaping\Lot grading

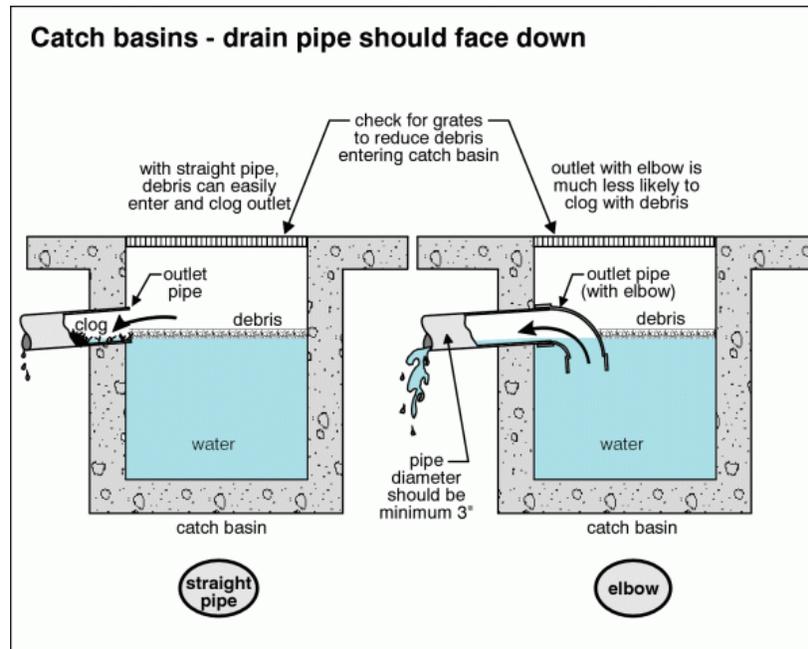
Clogged catch basin

Implications: Chance of water damage to contents, finishes and/or structure

Location: Driveway

Task: Clean

Time: Regular maintenance



14. Clogged catch basin

Landscaping\Retaining wall

Leaning

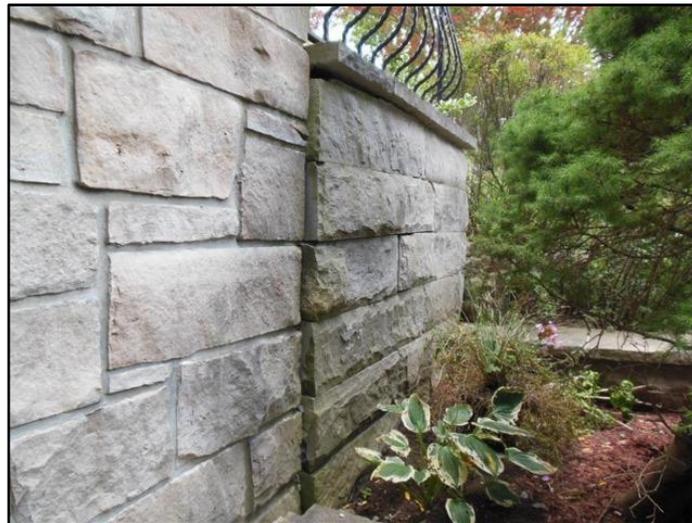
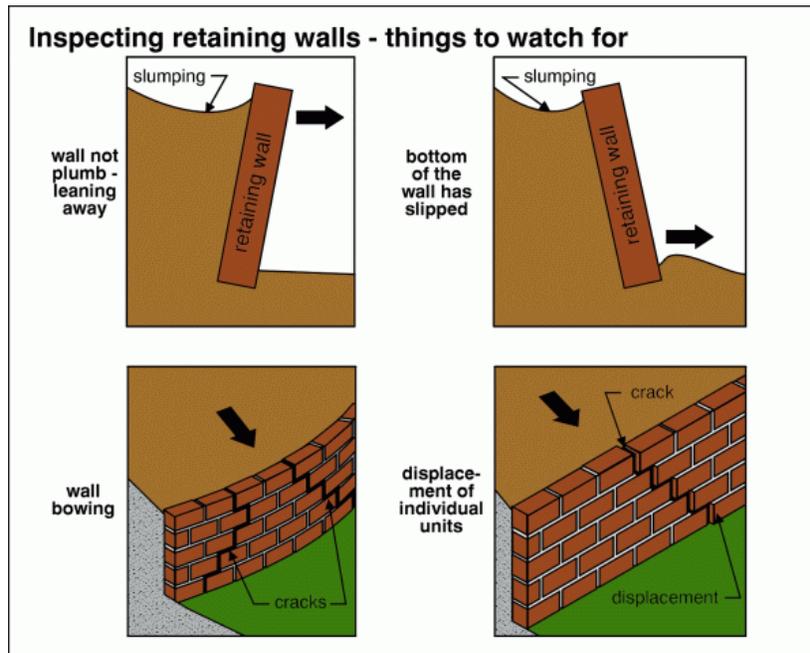
Notes: No repairs needed right now. Watch for further movement.

Implications: Chance of movement | Weakened structure

Location: Rear

Task: Monitor

Time: Ongoing



15. Leaning

Structure

Description

Configuration

[Basement](#)

Foundation material

[Poured concrete](#)

Floor construction

[Wood I-joists](#)

Exterior wall construction

Wood frame / Masonry veneer

Roof and ceiling framing

[Trusses](#)



16. Trusses



17. Trusses

Limitations / Inspection Methods

Attic/roof space

Inspected from access hatch

Recommendations / Observations

Roof framing\Sheathing

Damage

Notes: Extent of damage not determined. Check all sheathing when re-roofing.

Implications: Weakened structure | Chance of water damage to contents, finishes and/or structure

Location: North First Floor

Task: Repair or replace

Time: As soon as practical



18. Damage

Electrical

Description

Service entrance cable and location

[Overhead copper](#)

Main disconnect/service box rating

[200 Amps](#)

Main disconnect/service box type and location

[Breakers - basement](#)

System grounding material and type

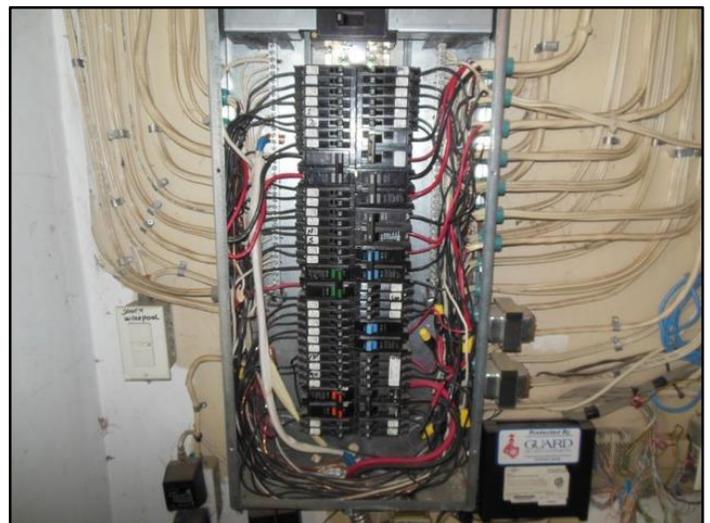
[Copper - water pipe and ground rod](#)

Distribution panel type and location

[Breakers - garage](#)



19. Breakers - garage



20. Breakers - garage

Distribution wire material and type

[Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

GFCIs present

Smoke alarms (detectors)

Photoelectric type

Carbon monoxide (CO) alarms (detectors)

Present on every floor

Limitations / Inspection Methods

System ground

Quality of ground not determined

Recommendations / Observations

Distribution system\Lights

Exposed to mechanical damage (No cage or protective lens)

Notes: Add a cage or lens to protect light bulb.

Implications: Physical injury | Glass breaking

Location: Front Basement

Task: Improve



21. Exposed to mechanical damage (No cage or...

Heating

Description

System type

[Furnace](#)



22. Furnace



23. Furnace

Fuel/energy source

[Gas](#)

Heat distribution

[Ducts and registers](#)

Efficiency

[High-efficiency](#)

Approximate age

[4 years](#)

Main fuel shut off at

Meter

Fireplace/stove

[Wood-burning fireplace](#)

Chimney/vent

[Masonry](#)

Chimney liner

[Metal](#)

Limitations / Inspection Methods

Safety devices

Not tested as part of a building inspection

Heat loss calculations

Not done as part of a building inspection

Recommendations / Observations

Furnace\Humidifier

Ductwork damage

Implications: Reduced comfort

Location: Furnace Room

Task: Repair or replace

Time: Less than 1 year



24. Ductwork damage

Chimney and vent\Masonry chimney cap

Missing

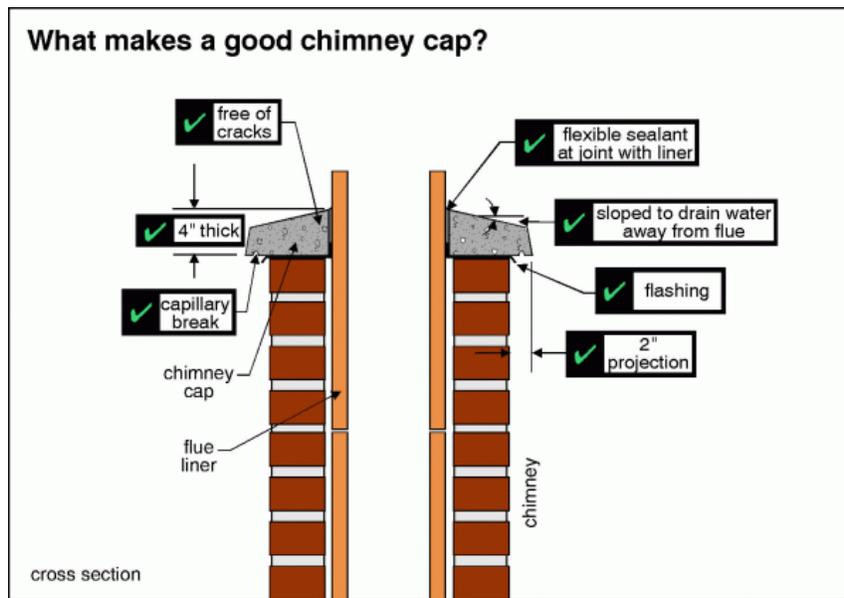
Notes: This is an improvement rather than a repair.

Implications: Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: East

Task: Provide

Time: Discretionary



25. Missing



26. Missing

Cooling & Heat Pump

Description

Air conditioning type

[Air cooled](#)

Cooling capacity

48,000 BTU/hr

Failure probability

[Low](#)

Limitations / Inspection Methods

Heat gain calculations

Not done as part of a building inspection

Recommendations / Observations

Air conditioning\Refrigerant lines

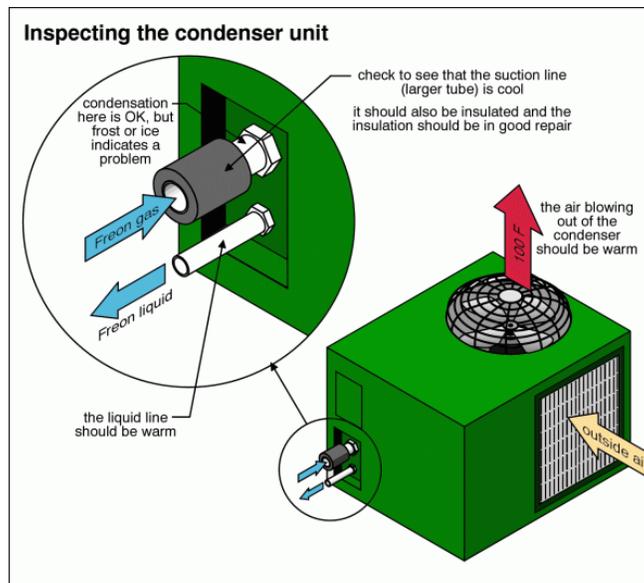
Insulation - missing

Implications: Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: East Exterior Wall

Task: Replace

Time: As soon as practical



27. Insulation - missing

Insulation and Ventilation

Description

Attic/roof insulation material

[Glass fiber](#)

Attic/roof insulation amount/value

[R-40](#)

Attic/roof air/vapor barrier

[Plastic](#)

Attic/roof ventilation

[Roof and soffit vents](#)

Limitations / Inspection Methods

Attic inspection performed

From access hatch

Recommendations / Observations

Recommendations\Overview

No insulation recommendations are offered as a result of this inspection.

Plumbing

Description

Service piping into building

[Copper](#)

Supply piping in building

[Copper](#)

Supply piping in building

PEX (cross-linked Polyethylene)

Main water shut off valve at the

Front of the basement

Water flow and pressure

[Functional](#)

Water heater type

[Conventional](#)

Water heater fuel/energy source

[Gas](#)

Waste and vent piping in building

[ABS plastic](#)

Floor drain location

Near laundry area

Main fuel shut off valve at the

Front of basement

Limitations / Inspection Methods

Items excluded from a building inspection

The following items are not evaluated as part of the home inspection: identification of the water supply source as public or private, well(s) and related equipment, water treatment equipment, water quality, shut-off/isolating/relief valves, overflows for sinks/tubs/etc., septic systems, hot tub(s)/spa(s)/pool(s) and related equipment, steamer(s), irrigation systems, fountains, ponds and concealed items.

Recommendations / Observations

Supply plumbing\Shut off valve

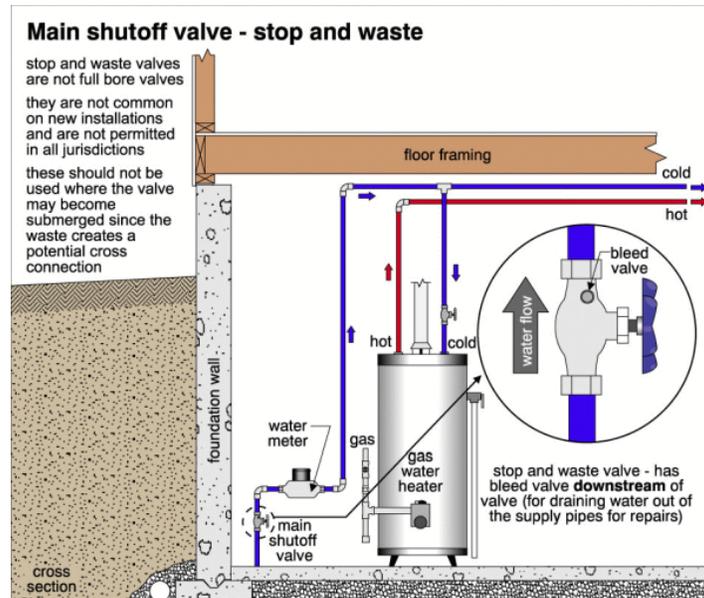
Leak

Implications: No water | Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Repair

Time: As soon as practical



28. Leak

Interior

Description

Major floor finishes

[Carpet](#)

Major floor finishes

[Hardwood](#)

Major floor finishes

Ceramic/porcelain

Major wall and ceiling finishes

[Plaster/drywall](#)

Windows

[Fixed](#)

Windows

[Casement](#)

Windows

[Skylight](#)

Glazing

[Double](#)

Exterior doors - type/material

Hinged

Exterior doors - type/material

[Sliding glass](#)

Exterior doors - type/material

[Wood](#)

Exterior doors - type/material

Garage door - wood

Limitations / Inspection Methods

Not included as part of a building inspection

The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, the interior of cabinets and cupboards, appliances, water treatment systems, indoor air quality and concealed items.

Recommendations / Observations

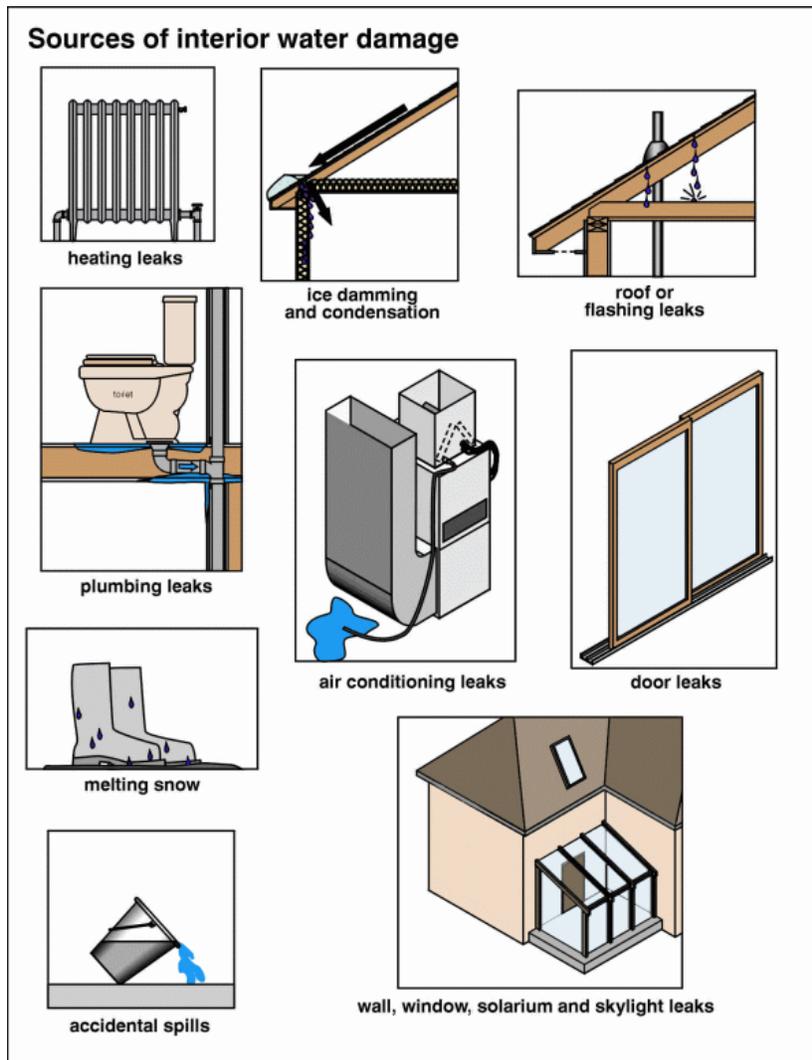
Walls\Plaster or drywall

Water damage

Location: Garage

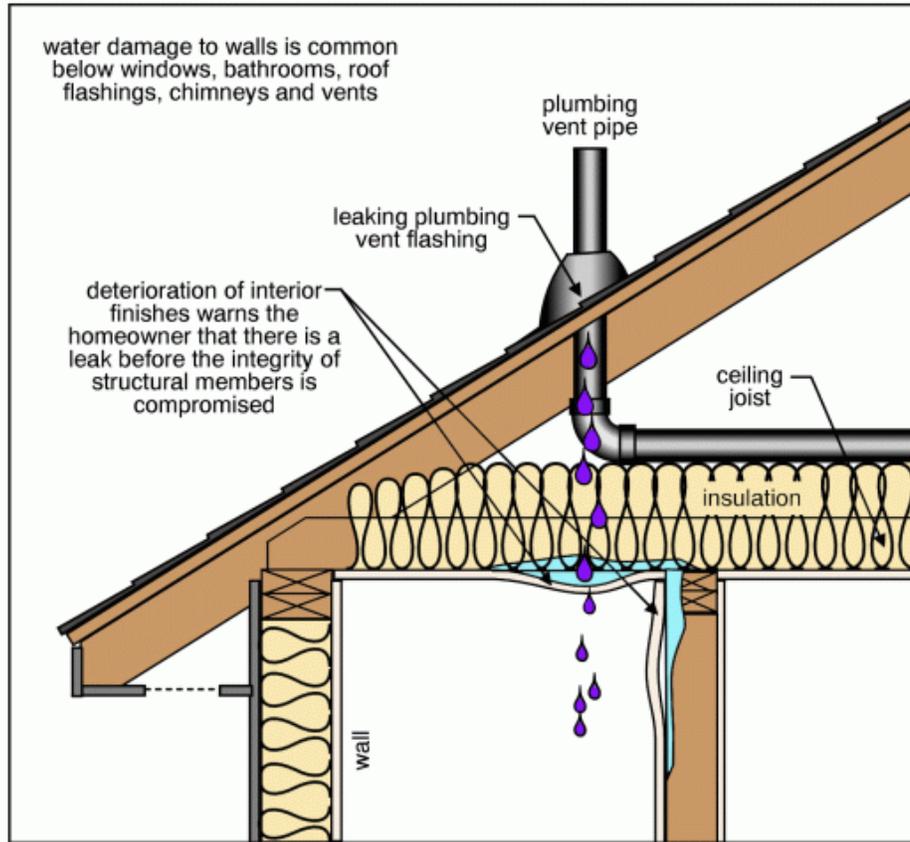
Task: Repair or replace

Time: Discretionary



Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



29. Water damage

Doors\General

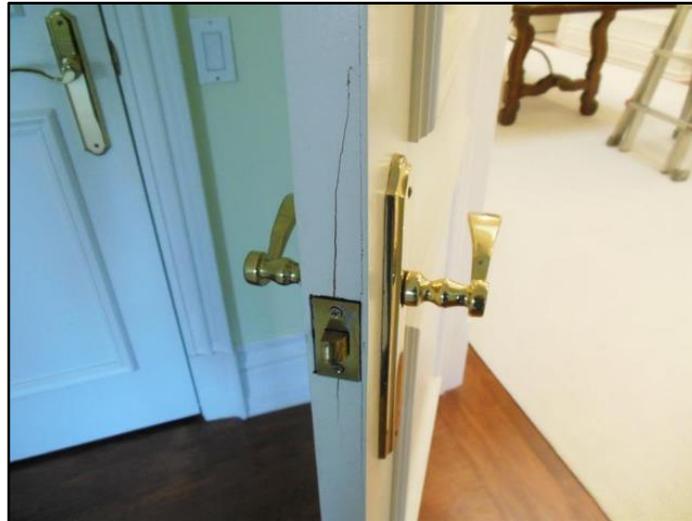
Damage

Implications: Increased heating and cooling costs | Reduced comfort | Shortened life expectancy of material

Location: Master Bedroom

Task: Repair or replace

Time: Discretionary



30. Damage

2499 Worthington Drive

Date July 26, 2019

Report Number: 1136

Invoice

Less than 1000 sqft Home inspection	\$417.00
HST	<u>\$54.21</u>
Total	<u>\$471.21</u>

Contract

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

Reference Library

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system:

- ROOFING, FLASHINGS AND CHIMNEYS
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING/HEAT PUMPS
- INSULATION
- PLUMBING
- INTERIOR
- APPLIANCES
- LIFE CYCLES AND COSTS
- SUPPLEMENTARY
- HOME SET-UP AND MAINTENANCE
- MORE ABOUT HOME INSPECTIONS

