

PROPERTY INSPECTION REPORT



Bastian Home Inspection

Eric Bastian

Bastian Home Inspection

Illinois Home Inspector License 450.010737

Property Address: 1234 Oak Street

Date of Inspection: 11/20/2023

Time: 11:00am

Year Built: 1981

Weather: Cloudy

People Present: Inspector

Property Type: Single Family

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 5 Item: 5	Deck/Balcony	<ul style="list-style-type: none"> The wood decking needs to be resealed. Recommend resealing the wood on the deck to help protect it from damage.
Page 6 Item: 6	Hose Bibs	<ul style="list-style-type: none"> The front hose bib is damaged/not working properly. Repairs needed by a qualified plumbing contractor.
Exterior		
Page 7 Item: 1	Chimney Chase	<ul style="list-style-type: none"> The chimney/vent pipe is rusting. I recommend painting/resealing the vent pipe to extend its life span. Further evaluation and repairs are recommended by a qualified contractor.
Page 7 Item: 2	Gutters	<ul style="list-style-type: none"> The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home. Debris is blocking the water flow from the gutter system. Recommend cleaning the gutters to allow water to flow freely.
Page 8 Item: 6	Windows/Screens	<ul style="list-style-type: none"> One or more exterior window frames have bare wood showing. Recommend a professional contractor paint to prevent additional damage.
Page 9 Item: 8	Exterior Receptacles	<ul style="list-style-type: none"> GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
Exterior A/C - Heat Pump 1		
Page 9 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> The AC unit is operating beyond its expected life span. (MFD 1996) Any extra time should be considered a bonus
Garage/Carport		
Page 11 Item: 9	Electrical Receptacles	<ul style="list-style-type: none"> Open wiring and splices are present, which is a safety hazard. Repairs are needed by a qualified electrician.
Living Room		
Page 12 Item: 6	Windows	<ul style="list-style-type: none"> All the windows in this home need to painted or resealed. Recommend a qualified painting contractor make necessary repairs.
Family Room		
Page 13 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> There is staining on the room ceiling. There was no current moisture at the time of the inspection. This staining may be mold related. No testing was done to confirm this. It is just an observation. This is a common problem in homes that are not properly conditioned during high humidity/moisture times of the year. Further evaluation and repairs are needed by a qualified contractor.
Kitchen		
Page 14 Item: 7	Appliances	<ul style="list-style-type: none"> GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Page 15 Item: 8	Kitchen Electrical	<ul style="list-style-type: none"> • There is open wiring/splices present in the sink base cabinet, which is a safety hazard. Repairs are needed by a qualified electrician.
Bathroom 1		
Page 17 Item: 2	Sinks	<ul style="list-style-type: none"> • The drain is leaking in the bathroom 1. Recommend a licensed plumber repair or replace.
Page 17 Item: 3	Showers	<ul style="list-style-type: none"> • The showerhead is leaking. Recommend a licensed plumber replace as needed.
Bathroom 2		
Page 18 Item: 2	Sinks	<ul style="list-style-type: none"> • Flex tubing is being used as part of the drain system in the bathroom 2, which is a nonprofessional installation of drain piping. The trap connection is caulked, which is also a temporary repair. Recommend a licensed plumber repair. • Pipes are leaking in the bathroom 2. Recommend repair or replacement by a licensed plumber.
Bathroom 3		
Page 20 Item: 4	Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed within six feet of water in bathroom 3, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
Smoke/Carbon Monoxide Detectors		
Page 21 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> • - Smoke detectors that are over 10 years old are considered to unreliable and past their expected service life. Based on the age of this home and the appearance of the smoke detector(s), it is likely that they are older than 10 years old and replacement is recommended. • SAFETY - The home currently has at least one carbon monoxide detector. Additional carbon monoxide detectors are recommended in each bedroom. Carbon monoxide is a colorless, odorless gas that can lead to poisoning and death. Carbon monoxide can enter a home several ways such as from automobiles in the garage or a malfunctioning furnace. • SAFETY - The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.
Basement		
Page 22 Item: 1	Foundation	<ul style="list-style-type: none"> • Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.
Page 23 Item: 2	Basement Floor	<ul style="list-style-type: none"> • There was previous moisture staining in one or more areas as seen at the basement floor. No current moisture was detected. Recommend monitoring and consulting a licensed contractor as needed.
Water Heater		
Page 25 Item: 4	Combustion Air Venting Present	<ul style="list-style-type: none"> • The water heater combustion venting is back-drafting, which is a safety hazard. Recommend a licensed plumber repair before closing.
Page 26 Item: 6	Comments	<ul style="list-style-type: none"> • There are corroded pipes at the water heater. Recommend a licensed plumber repair.
Heating System		
Page 27 Item: 2	Filter	<ul style="list-style-type: none"> • The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.

Grounds

1. Service Walks



- Materials
- Flagstone
- Condition
- The overall condition is acceptable.



2. Driveway/Parking



- Materials:
- Asphalt
- Condition:
- The overall condition is acceptable.

3. Porch



- Materials:
- Concrete
- Condition:
- The overall condition is acceptable.

4. Steps/Stoop

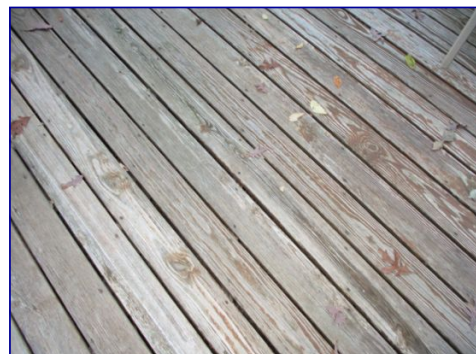
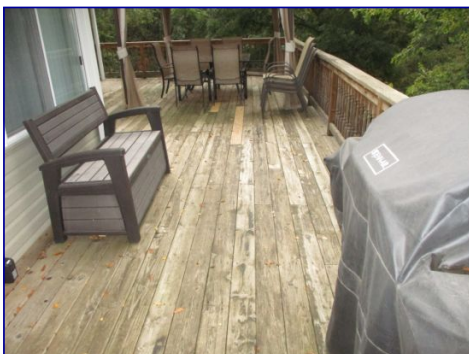


- Materials:
- Concrete
- Condition:
- The overall condition is acceptable.

5. Deck/Balcony



- Materials:
- Wood
- Condition:
- Bare wood showing.
- Observations:
- The wood decking needs to be resealed. Recommend resealing the wood on the deck to help protect it from damage.



Grounds (continued)

6. Hose Bibs



Hose Bibs:

- No, not operable

Observations:

- The front hose bib is damaged/not working properly. Repairs needed by a qualified plumbing contractor.



Roof

1. Roof General: Visibility

Visibility:

- The entire roof was free and clear for inspection.

Inspected From:

- I inspected the roof by walking on it.

2. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 2+
- Age: 10-15+

3. Ventilation System



Type:

- Soffit
- Ridge

4. Condition of Roof Covering



Condition:

- The overall condition is acceptable.

5. Vents



Condition:

- The overall condition is acceptable.

Exterior

1. Chimney Chase



General:

- Location: North Side of Roof
- Viewed From: Roof
- Chase: Metal

Observations:

- Evidence of: Rust

Observations:

- The chimney/vent pipe is rusting. I recommend painting/resealing the vent pipe to extend its life span. Further evaluation and repairs are recommended by a qualified contractor.



2. Gutters



Materials:

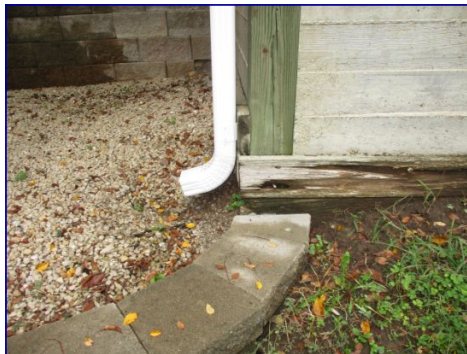
- Aluminum

Condition:

- Downspouts needed

Observations:

- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.
- Debris is blocking the water flow from the gutter system. Recommend cleaning the gutters to allow water to flow freely.



Exterior (continued)



3. Siding



- Materials:
- Vinyl Siding
- Condition:
- The overall condition is acceptable.

4. Soffit



- Materials:
- Aluminum
- Condition:
- The overall condition is acceptable.

5. Fascia



- Materials:
- Aluminum
- Condition:
- The overall condition is acceptable.

6. Windows/Screens



- Materials:
- Wood
- Observations:
- One or more exterior window frames have bare wood showing. Recommend a professional contractor paint to prevent additional damage.



7. Service Entry



- Location:
- Overhead
- Condition:
- The overall condition is acceptable.

Exterior (continued)



8. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: No
- Safety Hazard

Observations:

- **GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.**



9. Exterior Doors



- Main entrance door condition: Satisfactory
- Patio door condition: Satisfactory
- Rear door condition: Satisfactory

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



- Location: West
- Approximate Age: 25+ years

Observations:

• Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards, this Freon will be phased out starting in 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system," the R-22 refrigerant may need to be removed. R-22 may be added to the system if available, or a retrofit option may be available. We recommend saving for repairs and replacement. Consult a licensed HVAC contractor as needed.

- **The AC unit is operating beyond its expected life span. (MFD 1996) Any extra time should be considered a bonus**

Exterior A/C - Heat Pump 1 (continued)



MFD: 1996 2.5-Ton

Garage/Carport

1. Type

Type:

- Detached
- 2-Car

Observations:

- INFORMATION: Personal storage may hide some defects. I can not be responsible for defects that I can not see.



2. Automatic Opener



Operation:

- Operable

3. Safety Reverse



Operation:

- Operable

4. Roofing



Materials:

- Same as house
- Asphalt shingle

Garage/Carport (continued)

5. Siding



- Materials:
- Same as house
 - Vinyl

6. Floor



- Materials:
- Concrete
- Condition:
- Expected cracks

7. Overhead Door(s)



- Materials:
- Metal

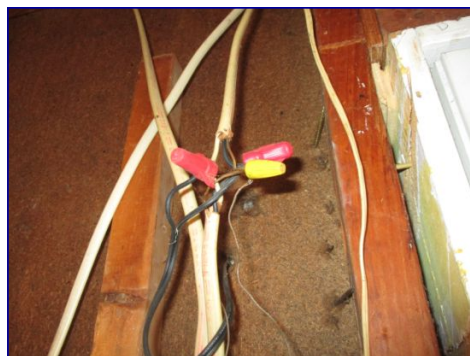
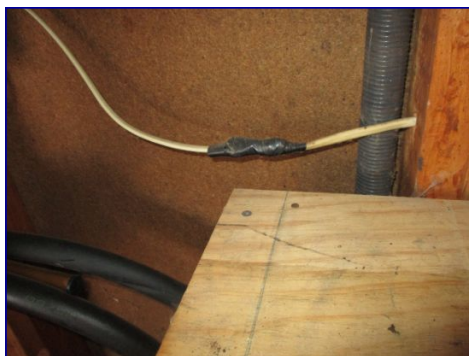
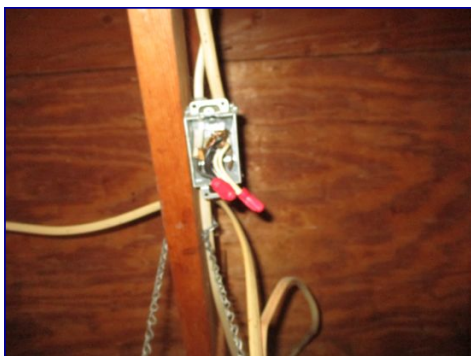
8. Exterior Service Door



9. Electrical Receptacles



- Condition:
- Safety Hazard
- Observations:
- Open wiring and splices are present, which is a safety hazard. Repairs are needed by a qualified electrician.



Living Room

1. Location

- Location:
- First floor

Living Room (continued)

2. Walls & Ceiling



- Condition:
- Typical cracks

3. Ceiling Fan



4. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Open ground: No

5. Heating Source



- Heating source present: Yes

6. Windows



- Condition:
- Need resealing/painting
- Observations:

• All the windows in this home need to be painted or resealed. Recommend a qualified painting contractor make necessary repairs.



Family Room

1. Location

- Location:
- Basement

Family Room (continued)

2. Walls & Ceiling



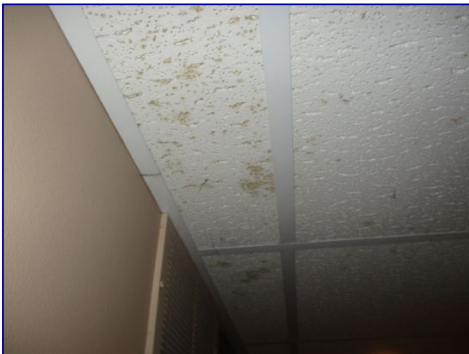
Poor

Condition:

- Moisture stains on the ceiling

Observations:

- There is staining on the room ceiling. There was no current moisture at the time of the inspection. This staining may be mold related. No testing was done to confirm this. It is just an observation. This is a common problem in homes that are not properly conditioned during high humidity/moisture times of the year. Further evaluation and repairs are needed by a qualified contractor.



3. Electrical



Satisfactory

Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No

4. Heating Source



Satisfactory

- Heating source present: Yes

Kitchen

1. Countertops



Satisfactory

Condition:

- Normal counter top wear and tear

2. Cabinets



Satisfactory

Condition:

- Normal counter top wear and tear

Kitchen (continued)

3. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No

4. Walls & Ceiling



5. Heating/Cooling Source



- Heating source: Yes

6. Floor



7. Appliances

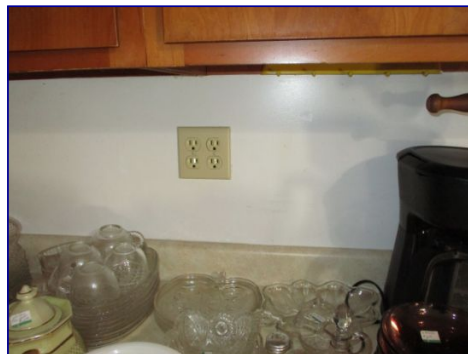


Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes

Observations:

• GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



Kitchen (continued)

8. Kitchen Electrical

Observations:



- There is open wiring/splices present in the sink base cabinet, which is a safety hazard. Repairs are needed by a qualified electrician.



Laundry Room

1. Doors/Walls/Ceiling



2. Laundry Sink

- Faucet leaks: No
- Pipes leak: No



3. Heat Source Present

Heat Source Present:

- Yes



Laundry Room (continued)

4. Dryer Vented



Dryer Vented:

- The overall condition is acceptable.

5. Appliances



Appliances:

- Washing machine
- Dryer



6. Washer Hook-up Lines



Washer Hook-up Lines:

- The overall condition is acceptable.



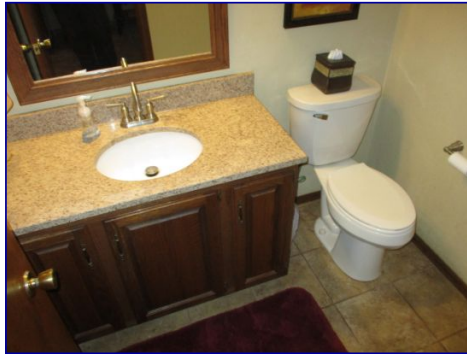
Bathroom 1

1. Location

Location:

- Master bath

Bathroom 1 (continued)



2. Sinks



- Pipes leak: Yes

Observations:

- The drain is leaking in the bathroom 1. Recommend a licensed plumber repair or replace.



3. Showers

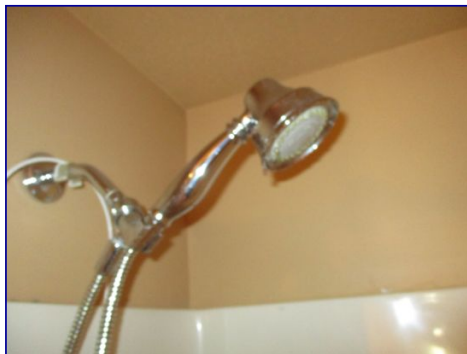


Showers:

- Faucet leaks: Yes

Observations:

- The showerhead is leaking. Recommend a licensed plumber replace as needed.



4. Toilet



- Bowl loose: No

- Operable: Yes

Bathroom 1 (continued)

5. Whirlpool



- Whirlpool: Yes
- Whirlpool, operable: Yes
- GFCI installed: Yes



6. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

7. Exhaust Fan



- Exhaust Fan:
- Operable: Yes

Bathroom 2

1. Location

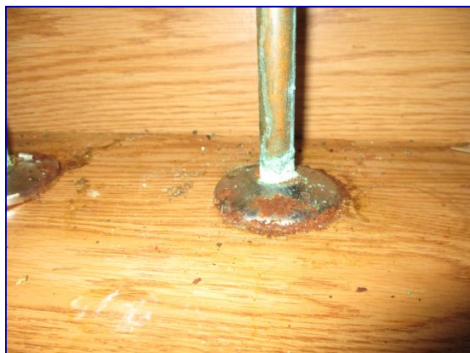
- Location:
- First floor bath

2. Sinks



- Pipes leak: Yes
- Observations:
- Flex tubing is being used as part of the drain system in the bathroom 2, which is a nonprofessional installation of drain piping. The trap connection is caulked, which is also a temporary repair. Recommend a licensed plumber repair.
 - Pipes are leaking in the bathroom 2. Recommend repair or replacement by a licensed plumber.

Bathroom 2 (continued)



3. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: No

4. Toilet



- Toilet:
- Bowl loose: No
 - Operable: Yes

5. Drainage



6. Water Flow



7. Receptacles



- Receptacles:
- GFCI present: Yes
 - GFCI operable: Yes

8. Exhaust Fan



- Exhaust Fan:
- Operable: Yes

Bathroom 3

1. Location

Location:

- Second floor bath

2. Sinks

- Faucet leaks: Yes
- Pipes leak: No



3. Toilet

- Bowl loose: No
- Operable: Yes



4. Receptacles

Observations:



- GFCI receptacles are not installed within six feet of water in bathroom 3, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



5. Exhaust Fan

Exhaust Fan:

- Operable: Yes



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

Observations:

- - Smoke detectors that are over 10 years old are considered to unreliable and past their expected service life. Based on the age of this home and the appearance of the smoke detector(s), it is likely that they are older than 10 years old and replacement is recommended.
- SAFETY - The home currently has at least one carbon monoxide detector. Additional carbon monoxide detectors are recommended in each bedroom. Carbon monoxide is a colorless, odorless gas that can lead to poisoning and death. Carbon monoxide can enter a home several ways such as from automobiles in the garage or a malfunctioning furnace.
- SAFETY - The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Access panel
- Location: Hallway

2. Insulation

Insulation:

- Cellulose



Attic/Structure/Framing/Insulation (continued)



3. Ventilation



- Ventilation:
- Ventilation appears adequate

4. Structural problems observed



- Structural Problems:
- No

5. Roof Structure



- Roof Structure:
- Trusses
 - Wood

6. Sheathing



- Sheathing:
- OSB

7. Evidence of condensation/moisture/leaking



- Condensation/Moisture/Leaking:
- Evidence of condensation: No
 - Evidence of moisture: No

Basement

1. Foundation

- Materials:
- Poured concrete
- Observations:

• Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.

Basement (continued)

2. Basement Floor

Observations:



- There was previous moisture staining in one or more areas as seen at the basement floor. No current moisture was detected. Recommend monitoring and consulting a licensed contractor as needed.



3. Girders/Beams

Materials:

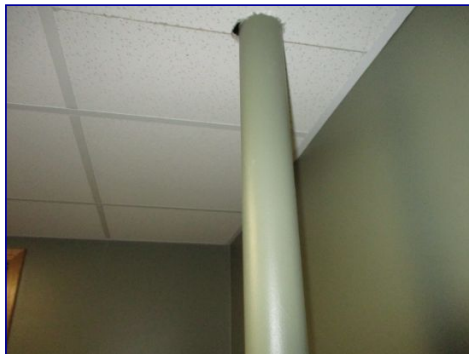
- Wood



4. Columns

Materials:

- Steel



Plumbing

1. Main Shut-off Location

Location:

- In the basement

Plumbing (continued)

2. Water Entry Piping



Type:
• Copper



3. Visible Water Distribution Piping



Materials:
• Copper

4. Pipes Supply/Drain



5. Drain/Waste/Vent Pipe



Materials:
• PVC

6. Traps - Proper P-Type/Drainage



Conndition:
• Drainage: Satisfactory

7. Main Fuel Shut-off Location



Materials:
• On the side exterior wall

Water Heater

1. Brand Name

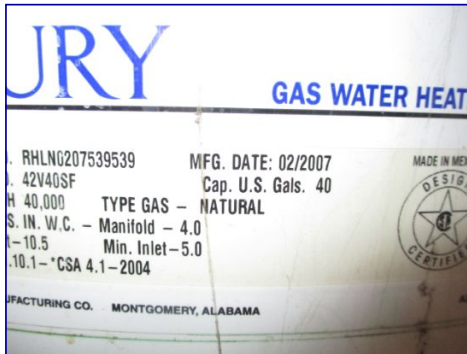
- Brand Name::
- Brand: Rheem



2. Approximate Age



- Materials:
- 5-10+
- Observations:
- MFD 2007



3. Capacity



- Capacity
- 40 gallons

4. Combustion Air Venting Present



- Combustion Venting:
- No
- Observations:
- The water heater combustion venting is back-drafting, which is a safety hazard. Recommend a licensed plumber repair before closing.

Water Heater (continued)



5. Relief Valve



Relief Valve:

- Relief valve installed
- Extension proper: Yes

6. Comments



Observations:

- There are corroded pipes at the water heater. Recommend a licensed plumber repair.



Heating System

1. Brand



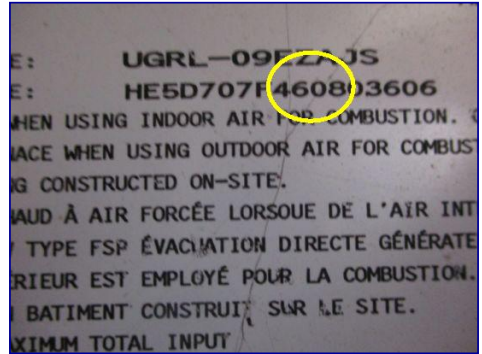
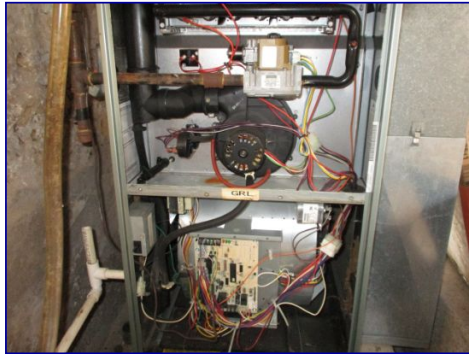
Brand:

- Brand: Ruud

Observations:

- Furnace Age: The furnace is in the third quarter of its expected life span. MFD 2008

Heating System (continued)



MFD 2008 46th week

2. Filter

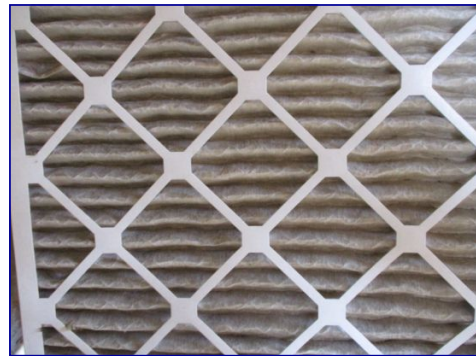
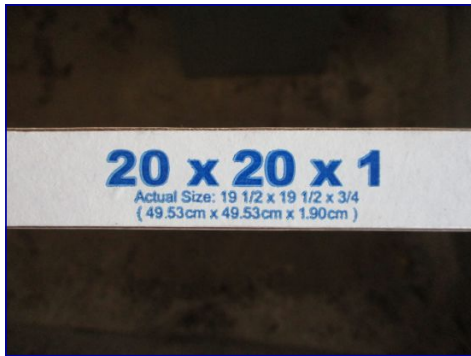


Filter:

- Needs cleaning/replacement

Observations:

- The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.



3. When Turned On By Thermostat



When Turned On:

- Proper operation: Yes

Electric - Main Panel

1. Location

Location:

- Basement

2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



Electric - Main Panel (continued)

3. Amperage/Voltage



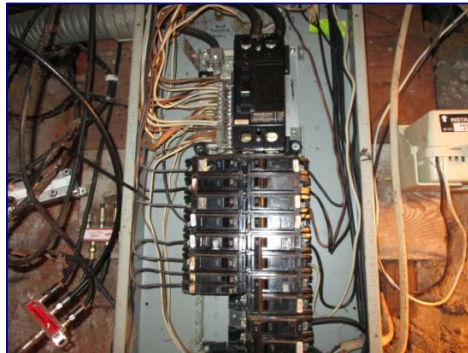
Amperage/Voltage:
• 150a



4. Breakers/Fuses



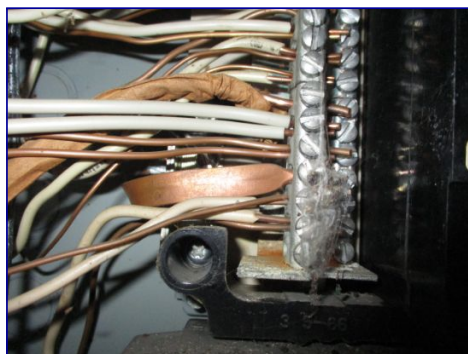
• Breakers/Fuses: Breakers



5. Appears Grounded



• Appears Grounded: Yes



Electric - Main Panel (continued)

6. Main Wire

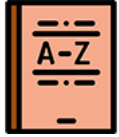


Main Wire:
• Copper

7. Branch Wire



Type:
• Copper
• Romex



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.