

Buss Inspection Services, Inc.
Property Inspection Report



1234 Somewhere st, Usa st, IL 60084
Inspection prepared for: Bob Smith
Date of Inspection: 4/19/2021 Time: 930am
Weather: Overcast/rain, 45 degrees

Inspector: John Buss
Entity Lic #451.000376 , Inspector Lic #450.000133
Phone: 847-910-9515
Email: Bussinspections@gmail.com
www.bussinspections.com

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 3 Item: 1	Driveway Condition	Advise crack repair and sealing to extend driveway life
Page 4 Item: 4	Vegetation Observations	Trees branches are rubbing the roof and siding - advise maintenance
Exterior Areas		
Page 7 Item: 4	Exterior trim conditions	Trim wood rot was observed in the following locations: Window trim wood rot was viewed at the southwest second-floor window at the bottom right side >>>>> Window trim wood rot was viewed at the South West first floor window at the right lower side near the previous trim repairs >>>>> Window trim wood rot was viewed at the south exteriors lower fascia board near the bay window wall vent >>>>>> and also at the south east lower window at the right side - advise further evaluation and repair by a qualified trim carpenter
Roof		
Page 9 Item: 3	Flashing	The plumbing vent stack flashing at the east side of upper roof appears damaged and requires maintenance repairs - advise further evaluation by a qualified roofing contractor
Furnace		
Page 11 Item: 3	Furnace Condition	Furnace is dirty and does not appear to have been serviced in the recent past - Advise servicing by a qualified hvac contractor
AC		
Page 13 Item: 2	Condenser observations	The A/C system could not be tested due to cold exterior conditions, The a/c system should only be tested when exterior temperatures are above 60 degrees to prevent damage to the condenser equipment - Advise testing when weather permits
Main attic		
Page 16 Item: 6	Attic Conditions	A water stain was viewed in the attic on the attic roof sheathing, this stain is located beneath the ridge vent above the attic hatch - advise further evaluation and repair by a qualified roofing contractor
Interior Areas		
Page 19 Item: 4	Doors	The laundry room entry door has a loose upper hinge and does not close properly - advise repair

Page 20 Item: 12	Smoke detectors	Carbon monoxide and smoke detectors were not tested due to the potential for detectors to be removed or for batteries to fail between time of inspection and habitation of property, carbon monoxide and smoke detectors are required to be installed within 15' of all sleeping areas in residence to comply with state building safety standards--Advise confirming presence and testing of all smoke and carbon monoxide detectors before inhabiting residence
Plumbing		
Page 22 Item: 7	Hose faucets	The hose bib located at the East exterior to right of the deck is not secured to the wall properly - advise repair

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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 age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

1. Attendance

In Attendance: Buyer present. Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied. The utilities were on at the time of inspection

4. Front entrance faces

Observations: West

Grounds

1. Driveway Condition

Materials: Asphalt driveway

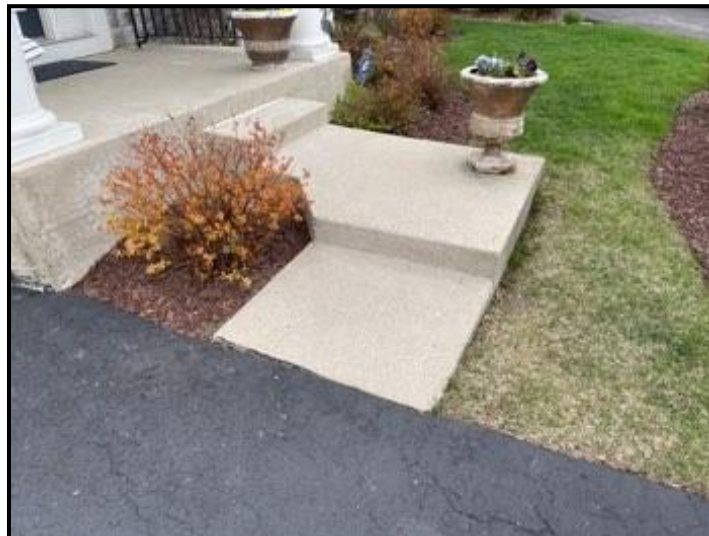
Observations: [Advise crack repair and sealing to extend driveway life](#)



2. Walkway condition

Materials: Concrete

Observations: Appears satisfactory



3. Grading observations

Observations: Gentle slope. Appears satisfactory

4. Vegetation Observations

Observations: **Trees branches are rubbing the roof and siding - advise maintenance**



5. Deck Observations

Materials: Wood. Plastic

Observations: Appears satisfactory



6. Gas meter

Observations: Appears satisfactory



Exterior Areas

1. Exterior Doors

Observations: The front entrance door, appears satisfactory



2. Exterior landings

Observations: Concrete . Appears satisfactory



3. Siding Condition

Materials: Vinyl siding . Stone fascia
Observations: Appear satisfactory

4. Exterior trim conditions

Observations: Wood. Trim wood rot was observed in the following locations: Window trim wood rot was viewed at the southwest second-floor window at the bottom right side >>>>> Window trim wood rot was viewed at the South West first floor window at the right lower side near the previous trim repairs >>>>> Window trim wood rot was viewed at the south exteriors lower fascia board near the bay window wall vent >>>>> and also at the south east lower window at the right side - advise further evaluation and repair by a qualified trim carpenter





5. Window wells

Observations: Appears satisfactory

Garage

1. Condition

Materials: Attached. 2 Car
Observations: Appears satisfactory



2. Gutters/Downspouts

Observations: Metal. Appears satisfactory

3. Garage door

Observations: Appears satisfactory

4. Fire Wall Integrity

Observations: Appears satisfactory

5. Floor Condition

Materials: Concrete floors

Observations: Appears satisfactory

6. Entrance doors

Observations: The garage interior entrance door appears satisfactory

Roof

1. Roof Style

Materials: Gable

2. Roof Condition

Information: Observed from the ground with field glasses.

Materials: Asphalt shingles

Observations: Appears satisfactory

3. Flashing

Observations: Metal. Rubber. **The plumbing vent stack flashing at the east side of upper roof appears damaged and requires maintenance repairs - advise further evaluation by a qualified roofing contractor**

4. Chimney

Observations: Metal in chase. Appears satisfactory

5. Roof Age

Materials: Approximately 16 years

6. Gutter

Observations: Metal. Appears satisfactory

7. Downspouts

Observations: Metal. Appears satisfactory

Basement

1. Foundation type

Observations: Poured Concrete

2. Wall condition

Observations: Limited visibility due to finished basement

3. Ceiling Conditions

Observations: Appears satisfactory

4. Floor condition

Observations: Concrete. Carpet. Appears satisfactory

5. Support

Observations: Support beams and support columns are not fully visible. Appears satisfactory

6. Sump pump

Observations: The sump pump functioned properly when tested. Advise installation of battery back up sump system



Furnace

1. Heating source location

Observations: Basement



2. Age

Materials: Carrier
Materials: 110,000 BTU
Observations: 2004

3. Furnace Condition

Observations: Functioned properly when tested. The heat exchanger is not fully visible. **Furnace is dirty and does not appear to have been serviced in the recent past - Advise servicing by a qualified hvac contractor**



4. Gas Shut Off Valve

Observations: Appears satisfactory.

5. Humidifier

Observations: Humidifier functioned properly when tested. Appears satisfactory



6. Venting

Observations: Appears satisfactory

7. Filter Condition

Materials: 16 x 25 x 4. Merv filter

Observations: Filter appears satisfactory.



8. Ductwork

Observations: Appears satisfactory

9. Thermostat

Observations: Appears satisfactory

AC

1. Brand

Materials: Goodman
Materials: Age:2013

2. Condenser observations

Observations: The **A/C** system could not be tested due to cold exterior conditions, The a/c system should only be tested when exterior temperatures are above 60 degrees to prevent damage to the condenser equipment - Advise testing when weather permits



Electrical System

1. Service

Observations: Underground. Electric meter appears satisfactory



2. Grounding Conditions

Observations: The ground rod is located beneath the exterior electric meter and appears satisfactory. Electrical grounding is located at the main water entrance pipe and appears satisfactory. Appears satisfactory



3. Main disconnect

Observations: 200 Amp

4. Electrical Panel Conditions

Location: Basement

Observations: Appears satisfactory



5. Branch Wiring

Observations: Copper. Appears satisfactory

6. Outlet conditions

Observations: Appears satisfactory

Main attic

1. Access

Observations: Access at hallway ceiling.





2. Type/Condition

Observations: Truss attic. Appears satisfactory

3. Ventilation

Observations: Ridge vent and soffit ventilation. Gable louver vents . Soffit baffles are installed. Appear satisfactory

4. Insulation Condition

Materials: Blown in fiberglass insulation



5. Exhaust Vents

Observations: Bathroom exhaust vents vent to the exterior and appear satisfactory

6. Attic Conditions

Observations: A water stain was viewed in the attic on the attic roof sheathing, this stain is located beneath the ridge vent above the attic hatch - advise further evaluation and repair by a qualified roofing contractor



Garage Attic

1. Access

Observations: Access located in garage.





2. Type/Condition

Observations: Truss attic. Appears satisfactory

3. Ventilation

Observations: Ridge vents and soffit vents are installed. Soffit baffles are installed. Appear satisfactory

4. Insulation Condition

Materials: Fiberglass batts . Blown in fiberglass insulation noted above the living space
Depth: Insulation averages about 10-12 inches in depth
Observations: Appears satisfactory

5. Attic Conditions

Observations: Appears satisfactory

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations: Appears satisfactory

2. Closets

Observations: Appears satisfactory

3. Door Bell

Observations: Operated normally when tested.

4. Doors

Observations: The laundry room entry door has a loose upper hinge and does not close properly - advise repair

5. Exterior doors

Observations: Sliding door appears satisfactory. Sliding screen door appears satisfactory

6. Stairs & Railing

Observations: Appears satisfactory

7. Wall Condition

Materials: Drywall

Observations: Appears satisfactory

8. Ceiling Condition

Materials: Drywall ceilings.

Observations: Appears satisfactory

9. Floors

Observations: Wood floors installed. Carpet installed. Ceramic tile installed . Appears satisfactory

10. Fireplace condition

Materials: Family Room

Materials: Prefabricated gas metal fireplace

Observations: The fireplace damper functioned properly when tested. Appears satisfactory



11. Window Condition

Materials: Clad-Metal/Vinyl. Single hung. Fixed pane. Thermopane windows

Observations: Appears satisfactory

12. Smoke detectors

Observations: Carbon monoxide and smoke detectors were not tested due to the potential for detectors to be removed or for batteries to fail between time of inspection and habitation of property, carbon monoxide and smoke detectors are required to be installed within 15' of all sleeping areas in residence to comply with state building safety standards--Advise confirming presence and testing of all smoke and carbon monoxide detectors before inhabiting residence

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations: Appear satisfactory

2. Counters

Observations: Granite counters installed. Appear satisfactory

3. Dishwasher

Observations: Appears satisfactory

4. Refrigerator

Observations: Appears satisfactory

5. Garbage Disposal

Observations: Appears satisfactory

6. Microwave

Observations: Functioned properly when tested.. Appears satisfactory

7. Range/Oven condition

Observations: Gas range. All burners lit when tested.. Oven functioned properly when tested.
Appears satisfactory

8. Sinks

Observations: Stainless steel. Appears satisfactory

9. Electrical outlets condition

Observations: Appears satisfactory

10. Vent Condition

Materials: Exterior Vented
Observations: Appears satisfactory

11. Floor Condition

Materials: Hardwood flooring
Observations: Appears satisfactory

Laundry

1. Washer

Observations: Functioned properly when tested. Appears satisfactory



2. Dryer

Observations: Functioned properly when tested. Gas dryer. Appears satisfactory

3. Dryer Vent

Observations: Appears satisfactory

4. Gas Valves

Observations: Appears satisfactory

5. Utility Sink

Observations: Appears satisfactory

6. Electrical outlet

Observations: Appears satisfactory

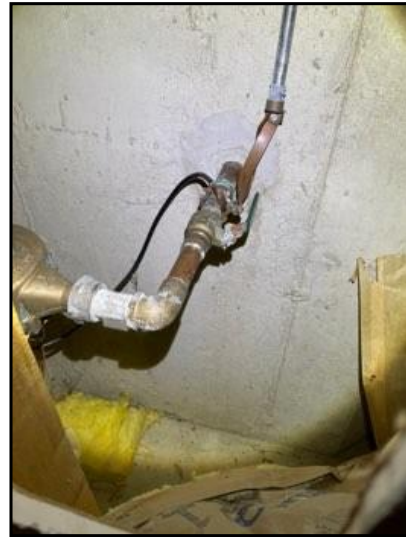
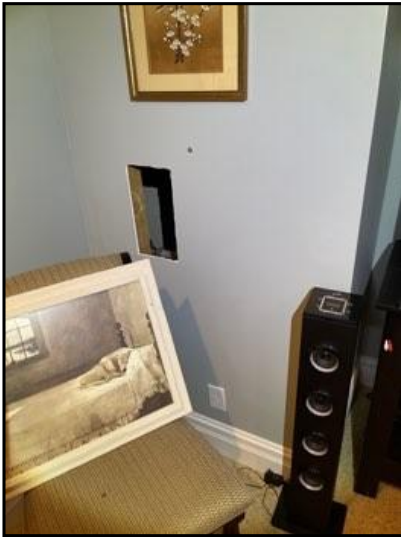
Plumbing

1. Public/Private

Observations: Public

2. Main line

Observations: Basement. Copper. Appears satisfactory



3. Supply lines

Observations: Copper. Appears satisfactory

4. Water pressure

Observations: Appears satisfactory

5. Waste lines

Observations: Appears public sewer. Cast steel. Plastic. Appears satisfactory

6. Ejector pump

Observations: Functioned properly when tested. Appears satisfactory



7. Hose faucets

Observations: Frost free. The hose bib located at the East exterior to right of the deck is not secured to the wall properly - advise repair

8. Water heater

Observations: 50 gallon. Gas water heater. Age :New. Appears satisfactory



9. Gas piping/Conditions

Observations: Appears satisfactory

Lavatory

1. Sinks

Observations: Appears satisfactory

2. Toilets

Observations: Appears satisfactory

3. Water Pressure

Observations: Appears satisfactory

4. Floor Condition

Materials: Ceramic tile installed.. Appears satisfactory

5. Conditions

Observations: The Gfci safety outlet functioned properly when tested with a gfci outlet tester. The bathroom exhaust fan functioned properly when tested. Appears satisfactory

6. Doors

Observations: Appears satisfactory.

Second floor hall bathroom

1. Sinks

Observations: Appears satisfactory

2. Toilets

Observations: Appears satisfactory

3. Bath Tubs

Observations: Appears satisfactory

4. Shower

Observations: Appears satisfactory

5. Water Pressure

Observations: Appears satisfactory

6. Floor Condition

Materials: Ceramic tile installed.. Appears satisfactory

7. Conditions

Observations: The Gfci safety outlet functioned properly when tested with a gfci outlet tester. The bathroom exhaust fan functioned properly when tested. Appears satisfactory

8. Doors

Observations: Appears satisfactory.

Master bathroom

1. Sinks

Observations: Appears satisfactory

2. Toilets

Observations: Appears satisfactory

3. Shower

Observations: Appears satisfactory

4. Water Pressure

Observations: Appears satisfactory

5. Floor Condition

Materials: Ceramic tile installed.. Appears satisfactory

6. Conditions

Observations: The Gfci safety outlet functioned properly when tested with a gfci outlet tester. The bathroom exhaust fan functioned properly when tested. Appears satisfactory

7. Doors

Observations: Appears satisfactory.